




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:20:47  
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Assessment Data					Primary Image				
Account	660031230				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-2\IMG_0039. 7/6/2021</p>				
Parcel ID	000000-00-0-20200-011-0003								
Cadastral ID	36-20-14-04150								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	343394								
CRACE, WENDI ELAINE & BRAD									
18650 SLEEPY HOLLOW CATOOSA OK 74015-0000									
Parcel Location									
Situs	18650 SLEEPY HOLW								
Subdivision	WOODCREST ESTATES								
Lot/Block	0003 / 0011	Parcel Size	1 - Lots						
Sec/Twn/Rng	36 / 20 / 14 / 5								
Neighborhood	1193 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17394736 -95.76893698									
Building Permits									
LOT 3 BLOCK 11 WOODCREST ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	SIMMONS, JAMES AARON &	12/05/2023	0	9
					/	SIMMONS, JAMES R ESTATE	06/11/2021	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2024	Land Value	41,546	41,546	11%	4,570	Assessed	17,259 1,840.84	
Year Frozen		Improvements	117,489	115,360		12,689	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	159,035	156,906	17,259	Total Taxable	16,259	1,734.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031230	CRACE, WENDI ELAINE &	1	152,336	0	16,756	1,787.00		
2024	2024-660031230	CRACE, WENDI ELAINE &	1	172,257	0	18,948	1,999.00		
2023	2023-660031230	SIMMONS, JAMES AARON &	1	115,995	0	9,675	993.00		
2022	2022-660031230	SIMMONS, JAMES AARON &	1	115,992	0	9,215	925.00		
2021	2021-660031230	SIMMONS, JAMES AARON &	1	121,822	1000	7,776	684.00		
2020	2020-660031230	SIMMONS, JAMES R	1	116,278	1000	7,775	689.00		
2019	2019-660031230	SIMMONS, JAMES R	1	110,851	1000	7,776	698.00		
2018	2018-660031230	SIMMONS, JAMES R	1	110,240	1000	7,776	694.00		
2017	2017-660031230	SIMMONS, JAMES R	1	109,339	1000	7,775	702.00		
2016	2016-660031230	SIMMONS, JAMES R	1	106,528	1000	7,776	692.00		
2015	2015-660031230	SIMMONS, JAMES R	1	103,864	1000	7,776	695.00		
2014	2014-660031230	SIMMONS, JAMES R	1	106,943	1000	7,776	703.00		
2013	2013-660031230	SIMMONS, JAMES R	1	101,025	1000	7,776	696.00		




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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2465 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 10,736.00 x 3.87 = 41,546 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 41,546		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-2\IMG_0039. 7/6/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Stone 70% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,398 / 1,398
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	520 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	160,816	115.03	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	206,170		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.37	<b>Total Misc Impr</b>	+ 5,484				
<b>Roofing Adj</b>	+ 4.51	<b>Garage Cost</b>	+ 17,742				
<b>Subfloor Adj</b>	+ 1.21	<b>Total RCN</b>	= 203,051				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 89,342				
<b>Plumbing Adj</b>	+ 10.07	<b>Lump Sums</b>	+ 1,928				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 115,637				
<b>Adj Base Cost</b>	= 128.63	<b>Lot Value</b>	+ 41,546				
<b>Total Area</b>	x 1,398	<b>Indicated Value</b>	= 157,183				
<b>Adjusted Cost</b>	= 179,825	<b>Value Per SqFt</b>	112.43				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	115,637		
<b>Lot Value</b>	41,546		
<b>Indicated Value</b>	157,183	112.43	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,852		
<b>Total Value</b>	159,035	113.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	74187	4x4		16	24.22		388
WODO	WOOD DECK - OPEN	74188	25x12		300	16.07	60%	1,928

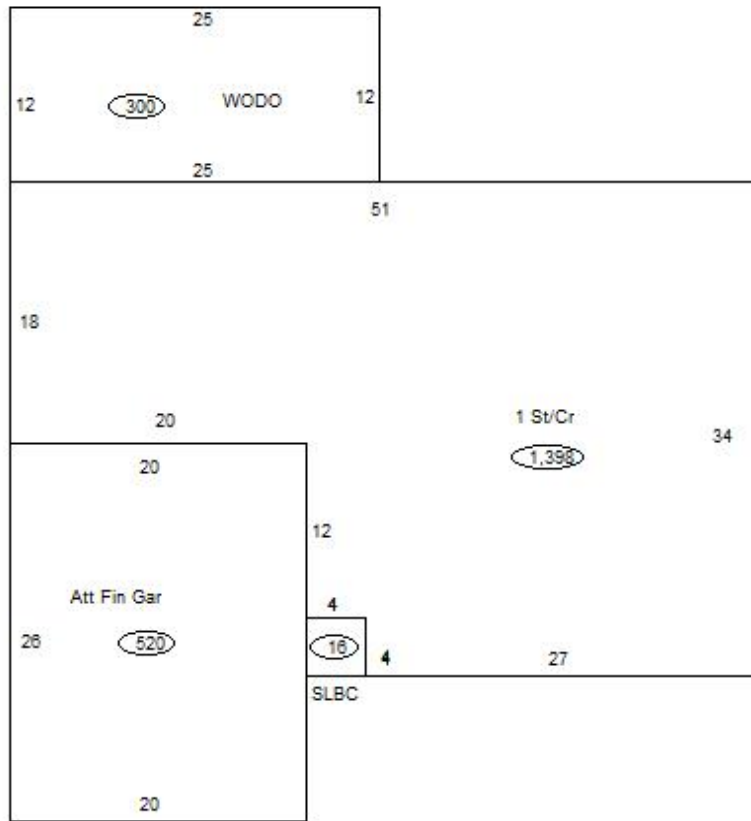


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,398	1.000	1,398
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	16	1.000	16
4	M	WODO		13	WODO	300	1.000	300
<b>Total Building Area</b>						<b>1,398</b>		<b>1,398</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Galvanized Metal	80
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 2000	<b>Eff Age</b> 26		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.08 x 80)	1,926		1,926	1,348	578

	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 2000	<b>Eff Age</b> 26		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.69 x 240)	4,246		4,246	2,972	1,274