



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:01:53  
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Assessment Data				Primary Image						
Account	660103328									
Parcel ID	00000-0-0-0000860-001-0037									
Cadastral ID	24-20-14-03370									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	333630									
MCCULLAR, DONALD T & MARIANNA G										
18982 E WOODLAND RD CATOOSA OK 74015-0000										
Parcel Location										
Situs	18982 E WOODLAND RD									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0037 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	24 / 20 / 14 / 5									
Neighborhood	1135 - R-V01-NW CATOOSA									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.19867068 -95.76529625				660103328_002.JPG 9/13/2025						
LOT 37 BLOCK 1 THE VALE AT REDBUD PHASE 1				Building Permits						
				Number	Description	Opened	Closed	Amount		
				R20	R21- POSS NEW SFR PER MRTGE	07/2020	11/2020			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HENSLEY CUSTOM HOMES LLC	02/19/2021	311,000	YES	
					/	THE VALE AT REDBUD LLC	07/06/2020	46,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022		Land Value	60,014	60,014	11%	Assessed	38,981	4,157.71	
Year Frozen			Improvements	294,357	294,357		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	354,371	354,371	38,981	Total Taxable	38,981	4,158.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103328	MCCULLAR, DONALD T &			1	341,950	0	37,615	4,012.00	
2024	2024-660103328	MCCULLAR, DONALD T &			1	353,255	0	35,920	3,789.00	
2023	2023-660103328	MCCULLAR, DONALD T &			1	311,000	0	34,210	3,511.00	
2022	2022-660103328	MCCULLAR, DONALD T &			1	311,000	0	34,210	3,434.00	
2021	2021-660103328	MCCULLAR, DONALD T &			1	289,848	0	31,883	2,805.00	
2020	2020-660103328	HENSLEY CUSTOM HOMES LLC			1	2,519	0	277	25.00	



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.23		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,019.00 x 5.99 = 60,014		
Factor Value			
Adjustments	1.0000		
Lot Value	60,014		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,795 / 2,335
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,795
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	598 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	307,866	131.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	327,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.85	Total Misc Impr	+ 9,584
Roofing Adj	+ 3.70	Garage Cost	+ 22,915
Subfloor Adj	+ -1.77	Total RCN	= 309,850
Heat/Cool Adj	+ 12.64	Depreciation ( 5%)	- 15,493
Plumbing Adj	+ 8.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 294,357
Adj Base Cost	= 118.78	Lot Value	+ 60,014
Total Area	x 2,335	Indicated Value	= 354,371
Adjusted Cost	= 277,351	Value Per SqFt	151.76

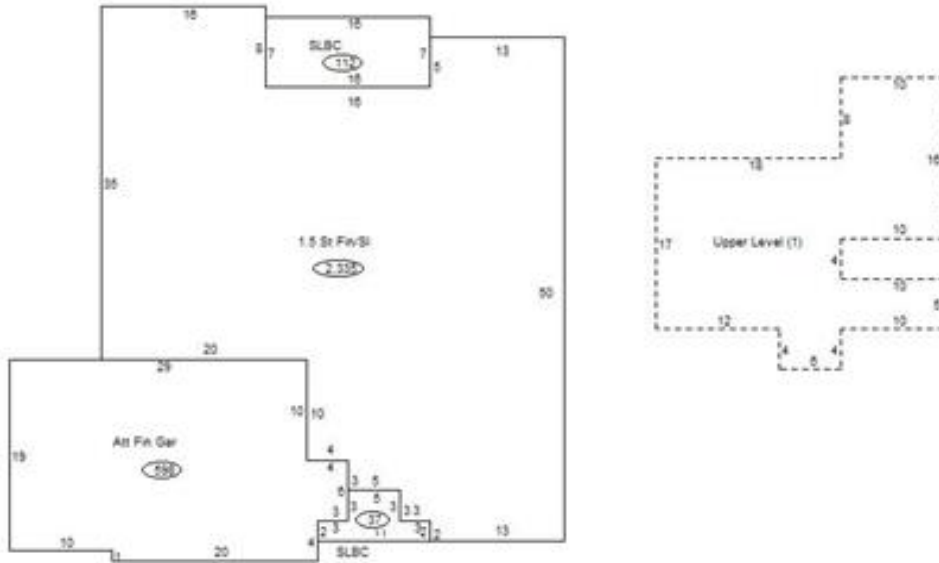
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	294,357		
Lot Value	60,014		
Indicated Value	354,371	151.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	354,371	151.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	148182	16x7		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	148183	37		37	26.81		992



Sketch Image

660103328



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,795	1.301	2,335
2	G	5		13	Att Fin Gar	598	1.000	598
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	37	1.000	37
5	U	^UL		13	Upper Level (1)	540	1.000	540
<b>Total Building Area</b>						1,795		2,335