



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660103329 Parcel ID 00000-0-0-0000860-001-0038 Cadastral ID 24-20-14-03380 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 336095 HAM, BRADLEY VERNON & MELINDA JO 18968 E WOODLAND RD CATOOSA OK 74015-0000 Parcel Location Situs 18968 E WOODLAND RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0038 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103329_001.JPG 9/13/2025</p>																																																																
Legal Description Lat/Long: 36.19886581 -95.76550900 LOTS 38 & 39 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																					
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Lot Data		Square-Foot - NBHD 1135 #1		Primary Image				
Lot Size	0	0						
Lot Count	2							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	26,306.00 x 5.99 = 157,573							
Factor Value								
Adjustments	1.0000							
Lot Value	157,573							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3 - Average							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	2,701 / 2,701							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,701							
Fixture/RghIn	14 /							
Bed/F/H Bath	3 / 3.0 /							
Basement Area								
Garage Type	945 Attached Garage - Finished 3 Stalls							
Remodel								
Year/Eff Age	2021 / 4							
Cost Approach								
Manual : 01/2025								
Base Cost	102.03	Total Misc Impr	+	14,636				
Roofing Adj	+ 4.45	Garage Cost	+	35,286				
Subfloor Adj	+ -2.10	Total RCN	=	385,521				
Heat/Cool Adj	+ 12.64	Depreciation (4%)	-	15,421				
Plumbing Adj	+ 7.23	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	370,100				
Adj Base Cost	= 124.25	Lot Value	+	157,573				
Total Area	x 2,701	Indicated Value	=	527,673				
Adjusted Cost	= 335,599	Value Per SqFt		195.36				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	371,369	137.49	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	8							
Indicated Value	406,750	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	370,100							
Lot Value	157,573							
Indicated Value	527,673	195.36	Per SqFt					
Agland Value								
Site Improvements	2,800							
Total Value	530,473	196.40	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152261	18x17		306	25.97		7,947
PRCH	Slab Porch - Covered	152262	256		256	26.13		6,689

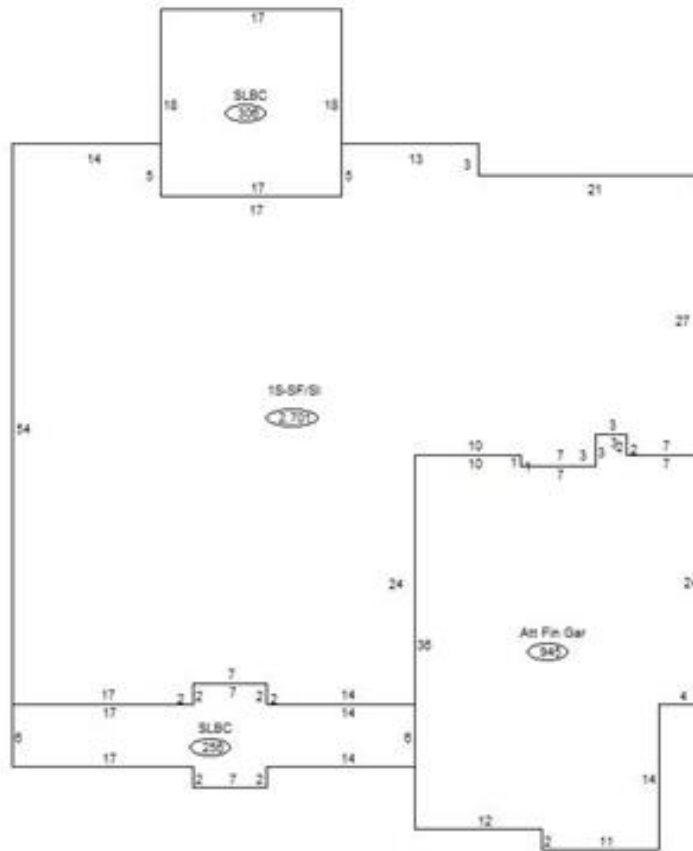


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,701	1.000	2,701
2	G	5		13	Att Fin Gar	945	1.000	945
3	M	PRCH		13	SLBC	306	1.000	306
4	M	PRCH		13	SLBC	256	1.000	256
Total Building Area						2,701		2,701



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GENR	Generator - Residential Standby	0x0x0			1
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (2,800.00 x 1)		2,800		2,800		2,800