




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:03:19  
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Assessment Data					Primary Image																																																												
<b>Account</b> 660103376 <b>Parcel ID</b> 00000-0-0-0000860-005-0001 <b>Cadastral ID</b> 24-20-14-03850 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 346181 WATSON, CHARLES III & SHAYE  18953 E WOODLAND RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 18953 E WOODLAND RD <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0001 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 20 / 14 / 5 <b>Neighborhood</b> 1135 - R-V01-NW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660103376_002.JPG 9/13/2025</p>																																																												
<b>Legal Description</b> Lot/Long: 36.19916970 -95.76492406 LOT 1 BLOCK 5 THE VALE AT REDBUD PHASE 1																																																																	
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1919		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,360.00 x 5.99 = 50,076		
Factor Value			
Adjustments	1.3979		
Lot Value	70,001		



660103376\_002.JPG 9/13/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,212 / 2,212
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,212
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	592 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2024 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	109,53	Total Misc Impr	+ 16,045
Roofing Adj	+ 5.26	Garage Cost	+ 28,410
Subfloor Adj	+ -3.40	Total RCN	= 340,620
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 6,812
Plumbing Adj	+ 8.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 333,808
Adj Base Cost	= 133.89	Lot Value	+ 70,001
Total Area	x 2,212	Indicated Value	= 403,809
Adjusted Cost	= 296,165	Value Per SqFt	182.55

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	333,808		
Lot Value	70,001		
Indicated Value	403,809	182.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	403,809	182.55	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	166670	194		194	28.82		5,591
PATC	Patio - Covered	166671	16x12		192	20.96		4,024
FPR1	Fireplace - Residential 1 Story		1	2024	1	6,429.63		6,430



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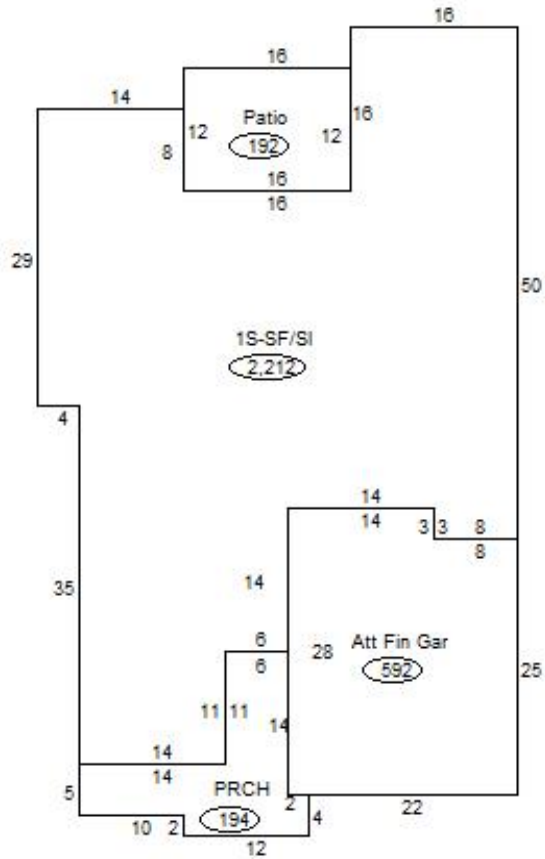
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### Sketch Image

660103376



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,212	1.000	2,212
2	G	5		20	Att Fin Gar	592	1.000	592
3	M	PRCH		20	PRCH	194	1.000	194
4	M	PATC		20	Patio	192	1.000	192
<b>Total Building Area</b>						2,212		2,212