



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image														
Account 660106220 Parcel ID 000000-0-0-00859-008-0003 Cadastral ID 24-20-14-04140 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339132 DAVIS, BAILEY C & WADE OLLER 18950 ORCHARD CIRLE CATOOSA OK 74015-0000 Parcel Location Situs 18950 ORCHARD CIR Subdivision VALE AT REDBUD PHASE II Lot/Block 0003 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660106220_001.JPG 9/13/2025</p>														
Legal Description Lot/Long: 36.20087914 -95.76419574																			
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22</td> <td>R23 NEW SFR</td> <td>07/2022</td> <td>07/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 NEW SFR	07/2022	07/2022	
Number	Description	Opened	Closed	Amount															
R22	R23 NEW SFR	07/2022	07/2022																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	HIGGINS HOMES LLC	07/29/2022	480,000	YES										
					/	THE VALE AT REDBUD LLC	10/29/2021	265,000	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2023		Land Value	105,950	105,950	11%	11,655	Assessed	54,049										
Year Frozen			Improvements	385,400	385,400		42,394	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	491,350	491,350		54,049	Total Taxable	54,049										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106220	DAVIS, BAILEY C &			1	470,844	0	51,793	5,524.00										
2024	2024-660106220	DAVIS, BAILEY C &			1	480,000	0	52,800	5,570.00										
2023	2023-660106220	DAVIS, BAILEY C &			1	480,000	0	52,800	5,419.00										
2022	2022-660106220	DAVIS, BAILEY C &			1	3,893	0	428	43.00										



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3608		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	15,715.00 x 5.99 = 94,133		
Factor Value			
Adjustments	1.1255		
Lot Value	105,950		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,966 / 2,738
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,966
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	679 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	417,747	152.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	438,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.23	Total Misc Impr	+	11,208			
Roofing Adj	+ 4.37	Garage Cost	+	38,988			
Subfloor Adj	+ -3.33	Total RCN	=	397,320			
Heat/Cool Adj	+ 16.31	Depreciation (3%)	-	11,920			
Plumbing Adj	+ 9.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	385,400			
Adj Base Cost	= 126.78	Lot Value	+	105,950			
Total Area	x 2,738	Indicated Value	=	491,350			
Adjusted Cost	= 347,124	Value Per SqFt		179.46			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	385,400		
Lot Value	105,950		
Indicated Value	491,350	179.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	491,350	179.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154365	12x6		72	32.96		2,373
PRCH	Slab Porch - Covered	154366	23x12		276	32.01		8,835



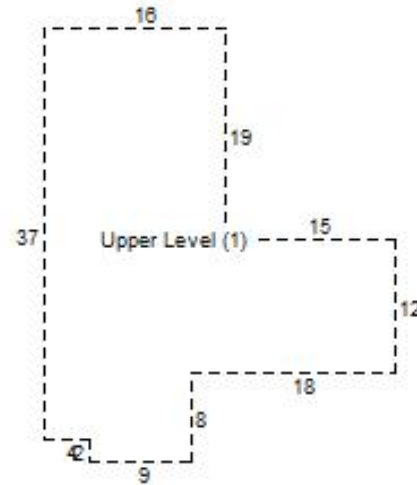
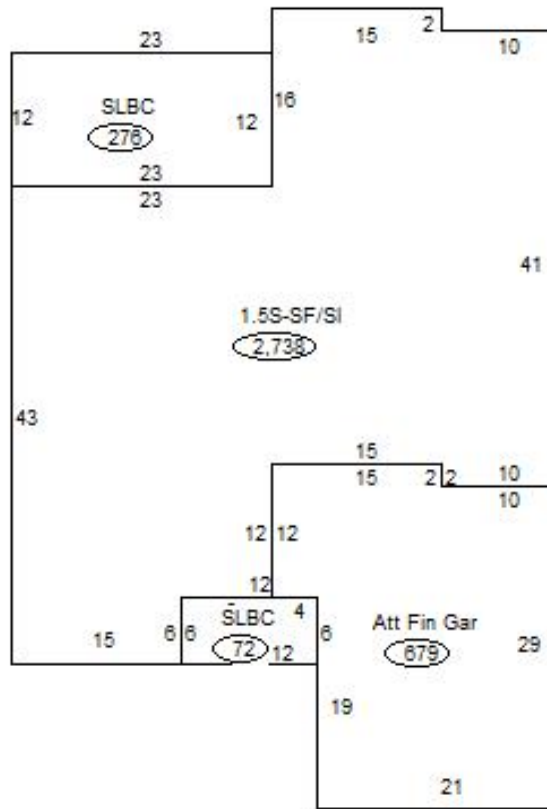
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,966	1.393	2,738
2	G	5		20	Att Fin Gar	679	1.000	679
3	M	PRCH		20	SLBC	72	1.000	72
4	M	PRCH		20	SLBC	276	1.000	276
5	U	^UL		20	Upper Level (1)	772	1.000	772
Total Building Area						1,966		2,738