



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:42:43  
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Assessment Data					Primary Image									
Account	660106221													
Parcel ID	000000-0-0-00859-004-0008													
Cadastral ID	24-20-14-04150													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	343148													
TURNER, BRIAN K														
18960 ORCHARD CIR CATOOSA OK 74015-0000														
Parcel Location														
Situs	18960 ORCHARD CIR													
Subdivision	VALE AT REDBUD PHASE II													
Lot/Block	0004 / 0008	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: 36.20072484 -95.76374708														
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>R23 171788</td> <td>R24 NEW SFR</td> <td>05/2023</td> <td>09/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 171788	R24 NEW SFR	05/2023	09/2023	
Number	Description	Opened	Closed	Amount										
R23 171788	R24 NEW SFR	05/2023	09/2023											
LOT 4 BLOCK 8 VALE AT REDBUD PHASE 2														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
HV	Veteran	Yes	999,999	45,774	/	HIGGINS HOMES LLC	11/28/2023	404,000	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	2024	Land Value	113,114	113,114	11%	Assessed	45,774	4,882.25						
Year Frozen		Improvements	315,039	303,006		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	45,774	-4,882.00						
TIF Project ID	0	Total Value	428,153	416,120		Total Taxable	0	0.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660106221	TURNER, BRIAN K	1	404,000	44440		.00							
2024	2024-660106221	TURNER, BRIAN K	1	404,677	44514		.00							
2023	2023-660106221	HIGGINS HOMES LLC	1	3,893	0		.00							
2022	2022-660106221	HIGGINS HOMES LLC	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	0.3931		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	17,126.00 x 5.99 = 102,585		
Factor Value			
Adjustments	1.1026		
Lot Value	113,114		



660106221\_002.JPG 9/13/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,193 / 2,193
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,193
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	725 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	315,039		
Lot Value	113,114		
Indicated Value	428,153	195.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	428,153	195.24	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	104,78	Total Misc Impr	+	16,126
Roofing Adj	+ 4.59	Garage Cost	+	27,072
Subfloor Adj	+ -2.19	Total RCN	=	321,468
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	-	6,429
Plumbing Adj	+ 7.07	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	315,039
Adj Base Cost	= 126.89	Lot Value	+	113,114
Total Area	x 2,193	Indicated Value	=	428,153
Adjusted Cost	= 278,270	Value Per SqFt		195.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	5,194.00		5,194
PRCH	Slab Porch - Covered	158120	26x8		208	26.28		5,466
PRCH	Porch	158121	208		208	26.28		5,466

