



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 660106226 Parcel ID 000000-0-0-00859-008-0009 Cadastral ID 24-20-14-04200 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339208 GRUSZECZKA, BRUCE & ROZANNE 19111 ORCHARD CIRCLE CATOOSA OK 74015-0000 Parcel Location Situs 19111 ORCHARD CIR Subdivision VALE AT REDBUD PHASE II Lot/Block 0009 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660106226_002.JPG 9/13/2025</p>																																																																
Legal Description Lot/Long: 36.19974785 -95.76321942 LOT 9 BLOCK 8 VALE AT REDBUD PHASE 2																																																																					
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Lot Data	Square-Foot - NBHD 1135 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.682	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	29,707.00 x 5.99 = 177,945	
Factor Value		
Adjustments	1.0000	
Lot Value	177,945	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,439 / 2,439
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,439
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	617 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

660106226_002.JPG	9/13/2025
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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	352,933	144.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	407,730		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	351,943		
Lot Value	177,945		
Indicated Value	529,888	217.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	529,888	217.26	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.66	Total Misc Impr	+	7,919			
Roofing Adj	+ 5.18	Garage Cost	+	29,400			
Subfloor Adj	+ -3.39	Total RCN	=	362,828			
Heat/Cool Adj	+ 14.47	Depreciation (3%)	-	10,885			
Plumbing Adj	+ 8.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	351,943			
Adj Base Cost	= 133.46	Lot Value	+	177,945			
Total Area	x 2,439	Indicated Value	=	529,888			
Adjusted Cost	= 325,509	Value Per SqFt		217.26			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154370	15x14		210	28.77		6,042
PRCH	Slab Porch - Covered	154371	64		64	29.33		1,877



Rogers

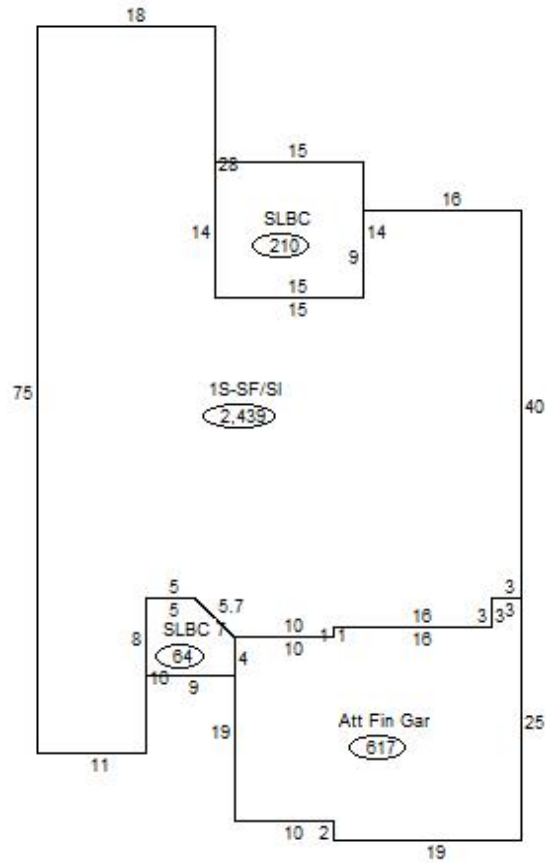
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Sketch Image

660106226



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,439	1.000	2,439
2	G	5		20	Att Fin Gar	617	1.000	617
3	M	PRCH		20	SLBC	210	1.000	210
4	M	PRCH		20	SLBC	64	1.000	64
Total Building Area						2,439		2,439