



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:42:54
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Assessment Data					Primary Image																																												
Account 660106227 Parcel ID 000000-0-0-00859-008-0010 Cadastral ID 24-20-14-04210 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 346521 RIDDLE, BRIAN R & ANGELA D 19081 E ORCHARD CIRCLE CATOOSA OK 74015-0000 Parcel Location Situs 19081 ORCHARD CIR Subdivision VALE AT REDBUD PHASE II Lot/Block 0010 / 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: 36.20009813 -95.76293691																																																	
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>R21 171429</td> <td>R23- POSS NEW SFR PER MRTG</td> <td>12/2021</td> <td>06/2023</td> <td>378,250</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 171429	R23- POSS NEW SFR PER MRTG	12/2021	06/2023	378,250																														
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6742		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	29,367.00 x 5.99 = 175,908		
Factor Value			
Adjustments	0.3496		
Lot Value	61,497		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,122 / 2,943
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,122
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	745 Attached Garage - Finished 3 Stalls
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	390,485		
Lot Value	61,497		
Indicated Value	451,982	153.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	451,982	153.58	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.45	Total Misc Impr	+	10,900
Roofing Adj	+ 3.82	Garage Cost	+	34,747
Subfloor Adj	+ -2.45	Total RCN	=	398,454
Heat/Cool Adj	+ 14.47	Depreciation (2%)	-	7,969
Plumbing Adj	+ 7.59	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	390,485
Adj Base Cost	= 119.88	Lot Value	+	61,497
Total Area	x 2,943	Indicated Value	=	451,982
Adjusted Cost	= 352,807	Value Per SqFt		153.58

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157256	170		170	28.92		4,916
PRCH	Slab Porch - Covered	157257	16x13		208	28.77		5,984



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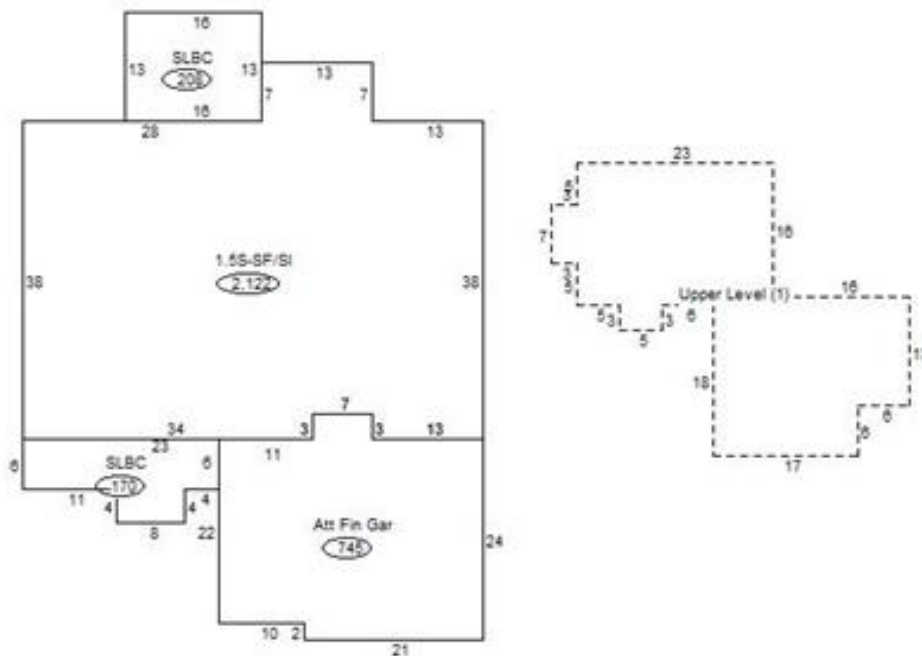
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Sketch Image

660106227



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	2,122	1.000	2,122
2	U	^UL		20	Upper Level (1)	821	1.000	821
3	G	5		20	Att Fin Gar	745	1.000	745
4	M	PRCH		20	SLBC	170	1.000	170
5	M	PRCH		20	SLBC	208	1.000	208
Total Building Area						2,122		2,122