



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 660106231 Parcel ID 000000-0-0-00859-008-0014 Cadastral ID 24-20-14-04250 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339874 VOSBERG, CHRIS LEE & GEORGIA LYNN 19011 E ORCHARD CIR CATOOSA OK 74015-0000 Parcel Location Situs 19011 ORCHARD CIR Subdivision VALE AT REDBUD PHASE II Lot/Block 0014 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660106231_003.JPG 9/13/2025</p>																																												
Legal Description Lot/Long: 36.20116406 -95.76316395																																																	
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>22 171405</td> <td>R23 NEW SFR</td> <td>04/2022</td> <td>09/2022</td> <td>228,300</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	22 171405	R23 NEW SFR	04/2022	09/2022	228,300																														
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4671		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	20,348.00 x 5.99 = 121,885		
Factor Value			
Adjustments	1.0000		
Lot Value	121,885		



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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	2,553 / 2,553
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,553
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	526 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	354,592	138.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	409,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.01	Total Misc Impr	+	17,551			
Roofing Adj	+ 5.14	Garage Cost	+	25,953			
Subfloor Adj	+ -3.37	Total RCN	=	383,079			
Heat/Cool Adj	+ 14.47	Depreciation (3%)	-	11,492			
Plumbing Adj	+ 8.76	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	371,587			
Adj Base Cost	= 133.01	Lot Value	+	121,885			
Total Area	x 2,553	Indicated Value	=	493,472			
Adjusted Cost	= 339,575	Value Per SqFt		193.29			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	371,587		
Lot Value	121,885		
Indicated Value	493,472	193.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	493,472	193.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	5,947.13		5,947
PRCH	Slab Porch - Covered	155227		183	183	28.87		5,283
PRCH	Porch	155228		20x11	220	28.73		6,321



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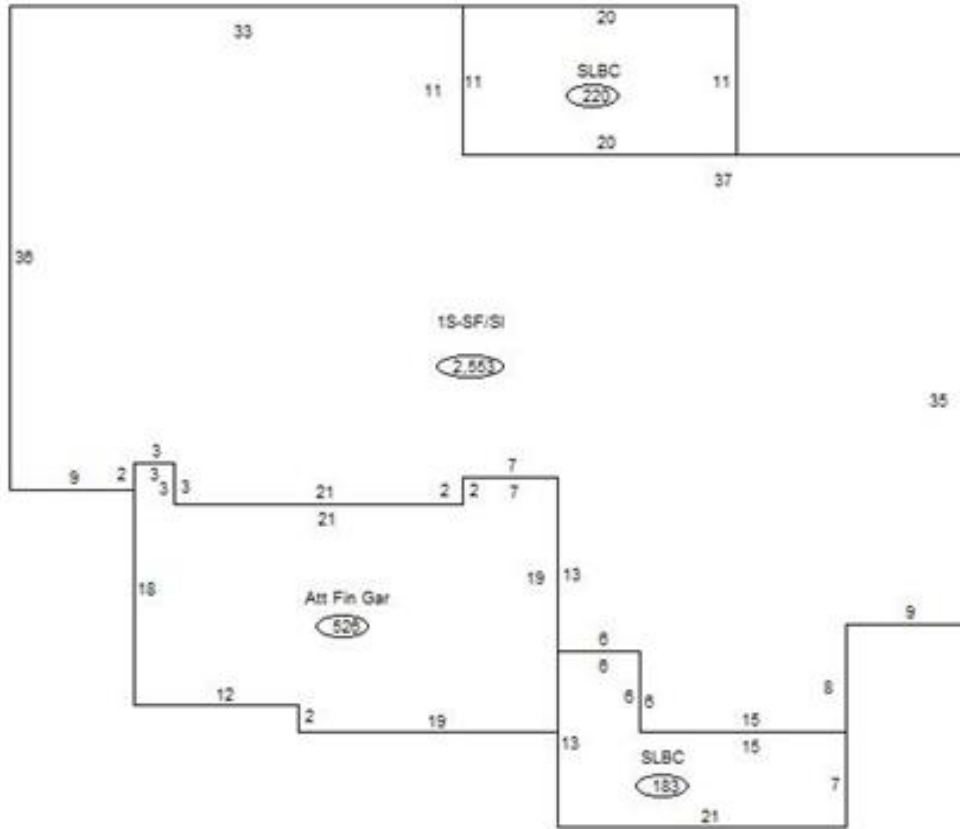
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,553	1.000	2,553
2	G	5		13	Att Fin Gar	526	1.000	526
3	M	PRCH		13	SLBC	183	1.000	183
4	M	PRCH		13	SLBC	220	1.000	220
Total Building Area						2,553		2,553