



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:43:04
Page 1

Assessment Data					Primary Image																																																																					
Account 660106232 Parcel ID 000000-0-0-00859-008-0015 Cadastral ID 24-20-14-04260 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345726 JONES, RANDALL JR & SARAH 18965 E ORCHARD CIR CATOOSA OK 74015-0000 Parcel Location Situs 18965 ORCHARD CIR Subdivision VALE AT REDBUD PHASE II Lot/Block 0015 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660106232_002.JPG 9/13/2025</p>																																																																					
Legal Description Lat/Long: 36.20129435 -95.76358685 LOT 15 BLOCK 8 VALE AT REDBUD PHASE 2																																																																										
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4672		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	20,350.00 x 5.99 = 121,897		
Factor Value			
Adjustments	0.7129		
Lot Value	86,900		



660106232_002.JPG 9/13/2025

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	100% Veneer, Masonry
Base/Total Area	2,064 / 2,674
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,064
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	672 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	410,839	153.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	438,430		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.59	Total Misc Impr	+	5,773			
Roofing Adj	+ 4.64	Garage Cost	+	38,640			
Subfloor Adj	+ -3.56	Total RCN	=	390,589			
Heat/Cool Adj	+ 16.31	Depreciation (3%)	-	11,718			
Plumbing Adj	+ 7.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	378,871			
Adj Base Cost	= 129.46	Lot Value	+	86,900			
Total Area	x 2,674	Indicated Value	=	465,771			
Adjusted Cost	= 346,176	Value Per SqFt		174.19			

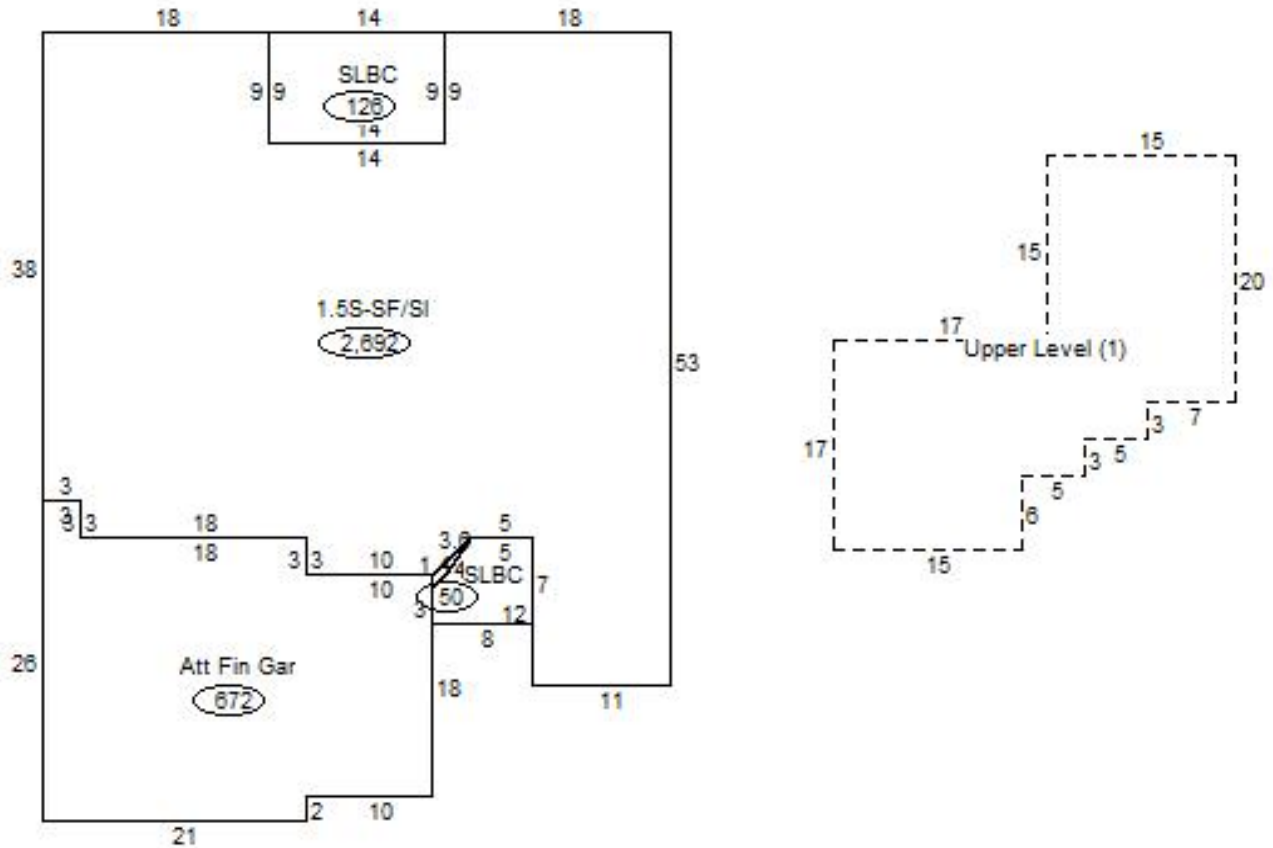
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	378,871		
Lot Value	86,900		
Indicated Value	465,771	174.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	465,771	174.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154374	50		50	33.03		1,652
PRCH	Slab Porch - Covered	154375	14x9		126	32.71		4,121



Sketch Image

660106232



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/Sl	2,082	1.293	2,692
2	G	5		20	Att Fin Gar	672	1.000	672
3	M	PRCH		20	SLBC	50	1.000	50
4	M	PRCH		20	SLBC	126	1.000	126
5	U	^UL		20	Upper Level (1)	610	1.000	610
Total Building Area						2,082		2,692