



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 660106233 Parcel ID 000000-0008-016-0-000-00 Cadastral ID 24-20-14-04270 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 338884 TOOKEY, BRYON & KELSEY MCGOUGH 18951 ORCHARD CIRCLE CATOOSA OK 74015-0000 Parcel Location Situs 18951 ORCHARD CIR Subdivision VALE AT REDBUD PHASE II Lot/Block 0016 / 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: 36.20135421 -95.76375869 LOT 16 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	0.3876		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	16,883.00 x 5.99 = 101,129		
Factor Value			
Adjustments	1.2463		
Lot Value	126,041		



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	100% Veneer, Masonry
Base/Total Area	1,806 / 2,392
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,806
Fixture/RghIn	12 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	616 Attached Garage - Finished 2 Stalls
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	348,807	145.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	429,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.48	Total Misc Impr	+	13,053			
Roofing Adj	+ 4.16	Garage Cost	+	29,365			
Subfloor Adj	+ -2.66	Total RCN	=	342,638			
Heat/Cool Adj	+ 14.47	Depreciation (3%)	-	10,279			
Plumbing Adj	+ 8.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	332,359			
Adj Base Cost	= 125.51	Lot Value	+	126,041			
Total Area	x 2,392	Indicated Value	=	458,400			
Adjusted Cost	= 300,220	Value Per SqFt		191.64			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	332,359		
Lot Value	126,041		
Indicated Value	458,400	191.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	458,400	191.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154379	144		144	29.03		4,180
PRCH	Slab Porch - Covered	154380	24x13		312	28.44		8,873



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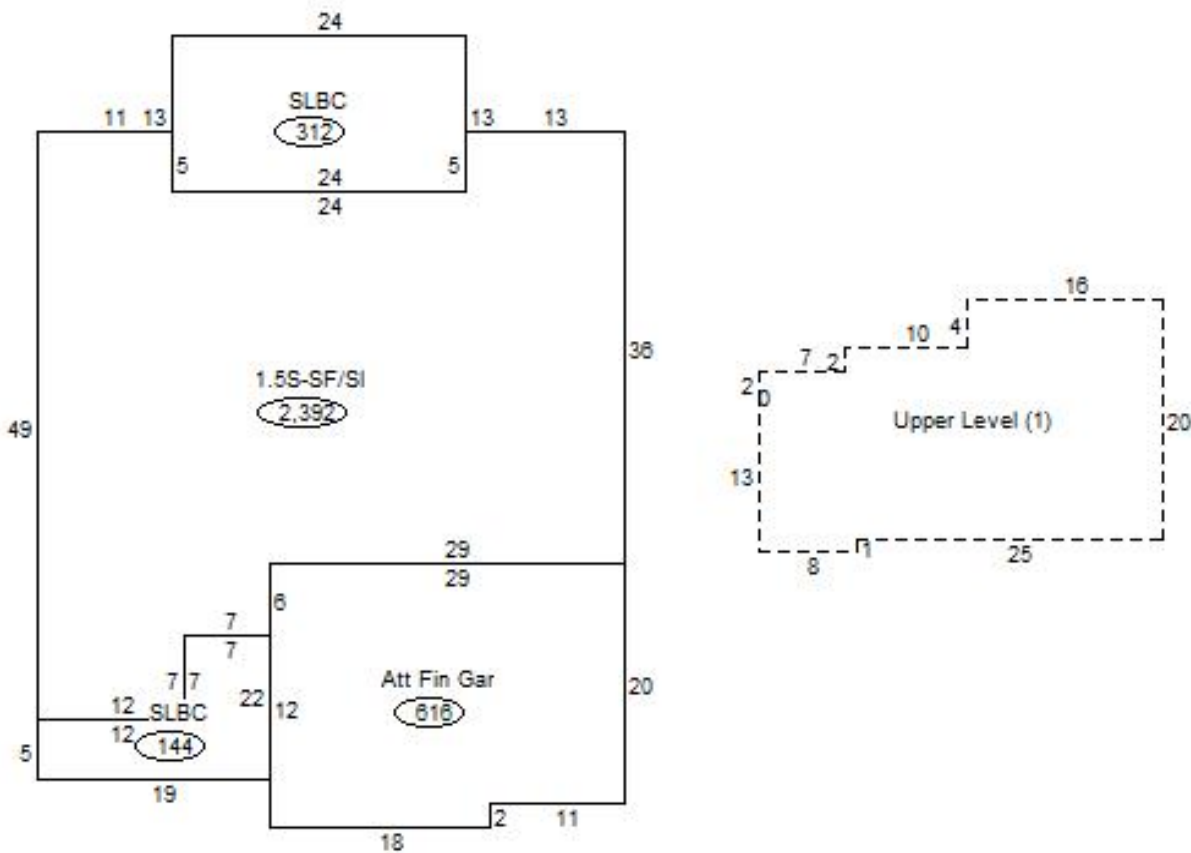
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,806	1.324	2,392
2	G	5		20	Att Fin Gar	616	1.000	616
3	M	PRCH		20	SLBC	144	1.000	144
4	M	PRCH		20	SLBC	312	1.000	312
5	U	^UL		20	Upper Level (1)	586	1.000	586
Total Building Area						1,806		2,392