



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 660106239 Parcel ID 000000-0-0-00859-009-0001 Cadastral ID 24-20-14-04330 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339321 MYERS, JACOB P & SHAUNA M 18493 E ROUND MOUNTAIN RD CATOOSA OK 74015-0000 Parcel Location Situs 18493 ROUND MOUNTAIN RD Subdivision VALE AT REDBUD PHASE II Lot/Block 0001 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS																																																	
Legal Description Lot/Long: 36.20217715 -95.76373826																																																	
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>R22 171378</td> <td>R23 NEW SFR</td> <td>02/2022</td> <td>09/2022</td> <td>400,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 171378	R23 NEW SFR	02/2022	09/2022	400,000																														
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6295		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	27,422.00 x 5.99 = 164,258		
Factor Value			
Adjustments	1.0000		
Lot Value	164,258		



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	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,931 / 2,487
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,931
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	568 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

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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	352,677	141.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	436,750		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.76	Total Misc Impr	+	11,953			
Roofing Adj	+ 4.21	Garage Cost	+	27,537			
Subfloor Adj	+ -2.67	Total RCN	=	352,255			
Heat/Cool Adj	+ 14.47	Depreciation (3%)	-	10,568			
Plumbing Adj	+ 8.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	341,687			
Adj Base Cost	= 125.76	Lot Value	+	164,258			
Total Area	x 2,487	Indicated Value	=	505,945			
Adjusted Cost	= 312,765	Value Per SqFt		203.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	341,687		
Lot Value	164,258		
Indicated Value	505,945	203.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	505,945	203.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155247	118		118	29.13		3,437
PRCH	Slab Porch - Covered	155248	23x13		299	28.48		8,516



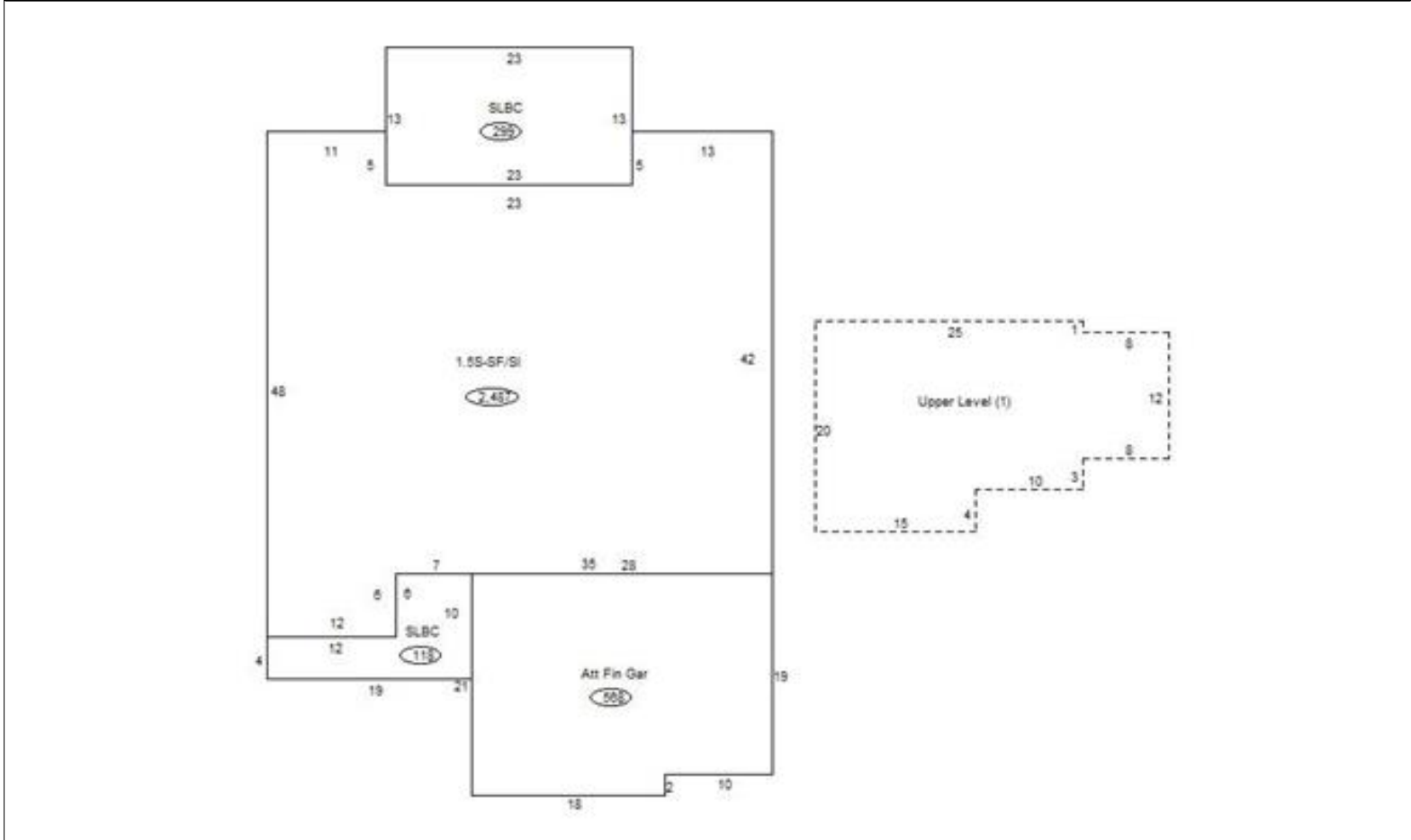
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,931	1.288	2,487
2	G	5		13	Att Fin Gar	568	1.000	568
3	M	PRCH		13	SLBC	118	1.000	118
4	M	PRCH		13	SLBC	299	1.000	299
5	U	^UL		13	Upper Level (1)	556	1.000	556
Total Building Area						1,931		2,487