



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:56:43
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Assessment Data					Primary Image																																																																																																																				
Account 660013608 Parcel ID 20N14E-14-1-00000-000-0000 Cadastral ID 14-20-14-00800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 337622 LATTA, CHRISTOPHER S & ERIN M 17350 REDBUD DR CATOOSA OK 74015-0000 Parcel Location Situs 17350 REDBUD DR Subdivision Lot/Block / Parcel Size 2.58 - Acres Sec/Twn/Rng 14 / 20 / 14 / 1 Neighborhood 6100 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.21336283 -95.78362544 PT SW SE NE & PT NW NE SE BEG: 99.6' S NW/C SW SE NE; S 770.75'; E 291.49' TO CENTER OF RD; NWLY 824.3' TO POB																																																																																																																									
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Lot Data	Acre - UNPLATTED (ACRES)		Primary Image
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	3	
Method	Acre		
Base Lot Value	2.58 x 15,883.72 = 40,980		
Factor Value			
Adjustments	1.2038		
Lot Value	49,332		

Residential Data	
Type	1 Single Family Residence
Condition	3.7 - Average
Quality	3.7 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,101 / 2,773
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,101
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	550 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1978 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	329,588 118.86 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.71	Total Misc Impr	+ 8,249				
Roofing Adj	+ 4.23	Garage Cost	+ 29,167				
Subfloor Adj	+ -2.94	Total RCN	= 383,154				
Heat/Cool Adj	+ 15.21	Depreciation (26%)	- 99,620				
Plumbing Adj	+ 8.47	Lump Sums	+ 4,314				
Basement Adj	+ 0.00	RCNLD	= 287,848				
Adj Base Cost	= 124.68	Lot Value	+ 49,332				
Total Area	x 2,773	Indicated Value	= 337,180				
Adjusted Cost	= 345,738	Value Per SqFt	121.59				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	287,848
Lot Value	49,332
Indicated Value	337,180 121.59 Per SqFt
Agland Value	
Site Improvements	3,817
Total Value	340,997 122.97 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,755.33		6,755
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	32608	6x4		24	30.50		732
PRCH	SLAB PORCH - COVERED	32609	5x5		25	30.49		762
WODO	WOOD DECK - OPEN	32610	480		480	19.97	55%	4,314



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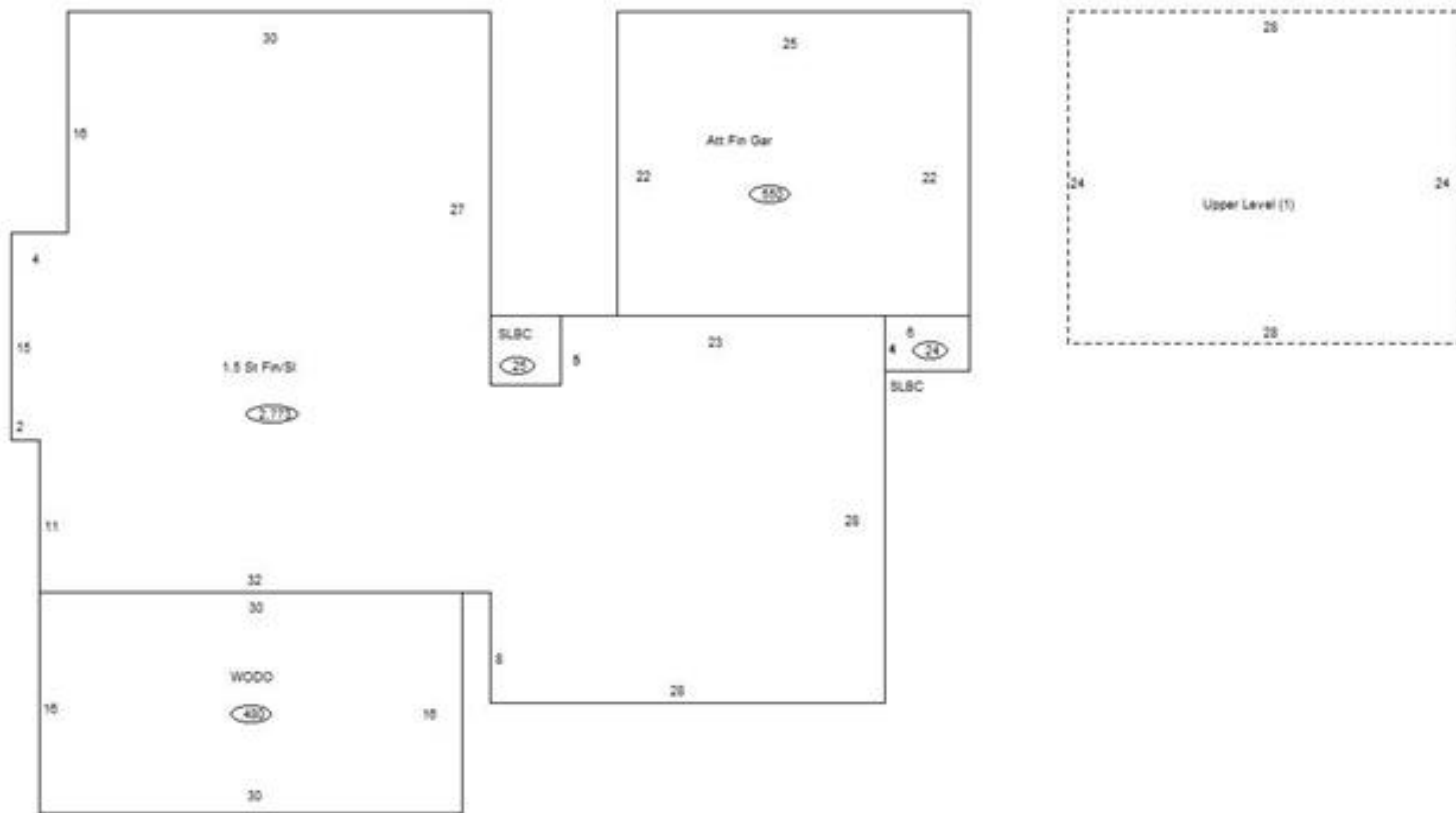
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,101	1.320	2,773
2	G	5		10	Att Fin Gar	550	1.000	550
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	25	1.000	25
5	M	WODO		10	WODO	480	1.000	480
6	U	^UL		10	Upper Level (1)	672	1.000	672
Total Building Area						2,101		2,773



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GZBO	Gazebo	16x18x6	Concrete	Composition Shingle	288
	Qual	4	Cond 3	Year 2000	Eff Age 20	
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (37.87 x 288)		10,907	10,907	7,090		3,817