



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:32:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013628 Parcel ID 000000-00-0-00666-003-0010 Cadastral ID 14-20-14-02530 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 317604 WEST, DOUGLASS A & JEANNE M TRUST THE TRUST CO OF OK PO BOX 3627 TULSA OK 74101-0000																																																																																																																									
Parcel Location Situs 16145 REDBUD DR Subdivision RED BUD VALLEY ESTATES Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 20 / 14 / 5 Neighborhood 1100 - R-V01-SW VERDIGRIS-CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.21546636 -95.79460348					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1100 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0248		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,641.00 x .63 = 28,224		
Factor Value			
Adjustments	1.0000		
Lot Value	28,224		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,316 / 3,276
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	2,616 Total, 300 Minimum
Garage Type	960 Detached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1968 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	342,954	104.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.59	Total Misc Impr	+ 19,703				
Roofing Adj	+ 3.22	Garage Cost	+ 37,354				
Subfloor Adj	+ 0.00	Total RCN	= 500,005				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 215,002				
Plumbing Adj	+ 7.18	Lump Sums	+ 15,042				
Basement Adj	+ 18.58	RCNLD	= 300,045				
Adj Base Cost	= 135.21	Lot Value	+ 28,224				
Total Area	x 3,276	Indicated Value	= 328,269				
Adjusted Cost	= 442,948	Value Per SqFt	100.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	300,045		
Lot Value	28,224		
Indicated Value	328,269	100.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	328,269	100.20	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	5,615.40		5,615
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WODC	Wood Deck - Covered	32635	152		152	42.80		6,506
PATO	Patio - Open	32636	11x7		77	11.48		884
PATO	SLAB PORCH - OPEN	32637	8x7		56	11.48		643
EPKS	Enclosed Porch - Kneewall Screen	32638	240		240	28.94		6,946
BALW	Balcony - Wood	32639	8x8		64	28.08		1,797
BALW	BALCONY - WOOD	32640	20x12		240	28.08		6,739



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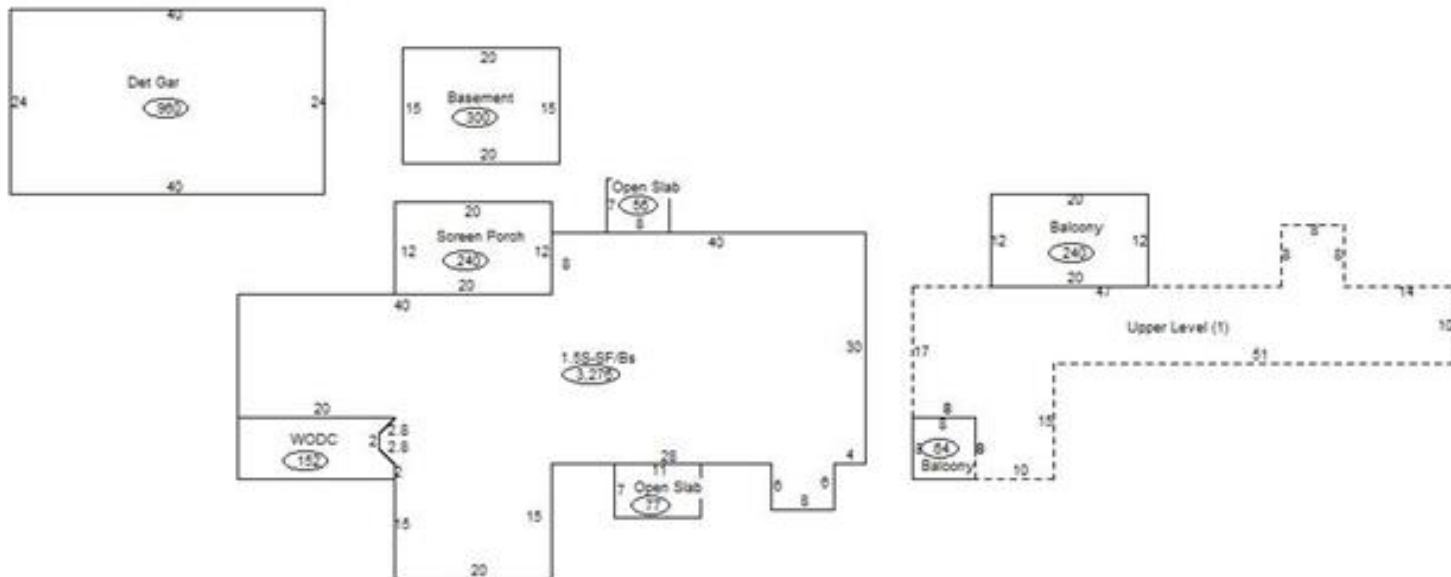
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Sketch Image

660013628



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	20	1.5S-SF/Bs	2,316	1.415	3,276
2	M	WODC		20	WODC	152	1.000	152
3	M	PATO		20	Open Slab	77	1.000	77
4	M	PATO		20	Open Slab	56	1.000	56
5	M	EPKS		20	Screen Porch	240	1.000	240
6	M	BALW		20	Balcony	64	1.000	64
7	M	BALW		20	Balcony	240	1.000	240
8	U	^UL		20	Upper Level (1)	960	1.000	960
9	G	2		20	Det Gar	960	1.000	960
10	B	3		20	Basement	300	1.000	300
Total Building Area						2,316		3,276