



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:41:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013637 <b>Parcel ID</b> 000000-00-0-00666-006-0007 <b>Cadastral ID</b> 14-20-14-02620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 20 - CATOOSA RURAL <b>Name ID</b> 338590 ANDERSEN, RUSSELL LEE  11331 E 159TH PL N #26 COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 16805 REDBUD DR <b>Subdivision</b> RED BUD VALLEY ESTATES <b>Lot/Block</b> 0007 / 0006 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 14 / 20 / 14 / 5 <b>Neighborhood</b> 1100 - R-V01-SW VERDIGRIS-CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660013637_002.JPG 9/23/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.21824154 -95.78918373 LOT 7 BLOCK 6 RED BUD VALLEY EST.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1100 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9823 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,789.00 x .64 = 27,385 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 27,385		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	50% Frame, Siding, Vinyl 50% Veneer, Masonry
<b>Base/Total Area</b>	1,594 / 3,306
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,594
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

660013637	9/23/2025
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	320,635	96.99	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	394,970		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	83.28	<b>Total Misc Impr</b>	+	7,219			
<b>Roofing Adj</b>	+ 2.37	<b>Garage Cost</b>	+	22,280			
<b>Subfloor Adj</b>	+ -1.11	<b>Total RCN</b>	=	372,959			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	-	160,372			
<b>Plumbing Adj</b>	+ 6.71	<b>Lump Sums</b>	+	4,882			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	217,469			
<b>Adj Base Cost</b>	= 103.89	<b>Lot Value</b>	+	27,385			
<b>Total Area</b>	x 3,306	<b>Indicated Value</b>	=	244,854			
<b>Adjusted Cost</b>	= 343,460	<b>Value Per SqFt</b>		74.06			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	217,469		
<b>Lot Value</b>	27,385		
<b>Indicated Value</b>	244,854	74.06	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	244,854	74.06	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
PRCH	SLAB PORCH - COVERED	32655	10x6		60	26.74		1,604
WODO	WOOD DECK - OPEN	32656	14x13		182	22.96	70%	1,254
WODO	WOOD DECK - OPEN	32657	320		320	16.99	70%	1,631
WODO	WOOD DECK - OPEN	32658	392		392	16.98	70%	1,997



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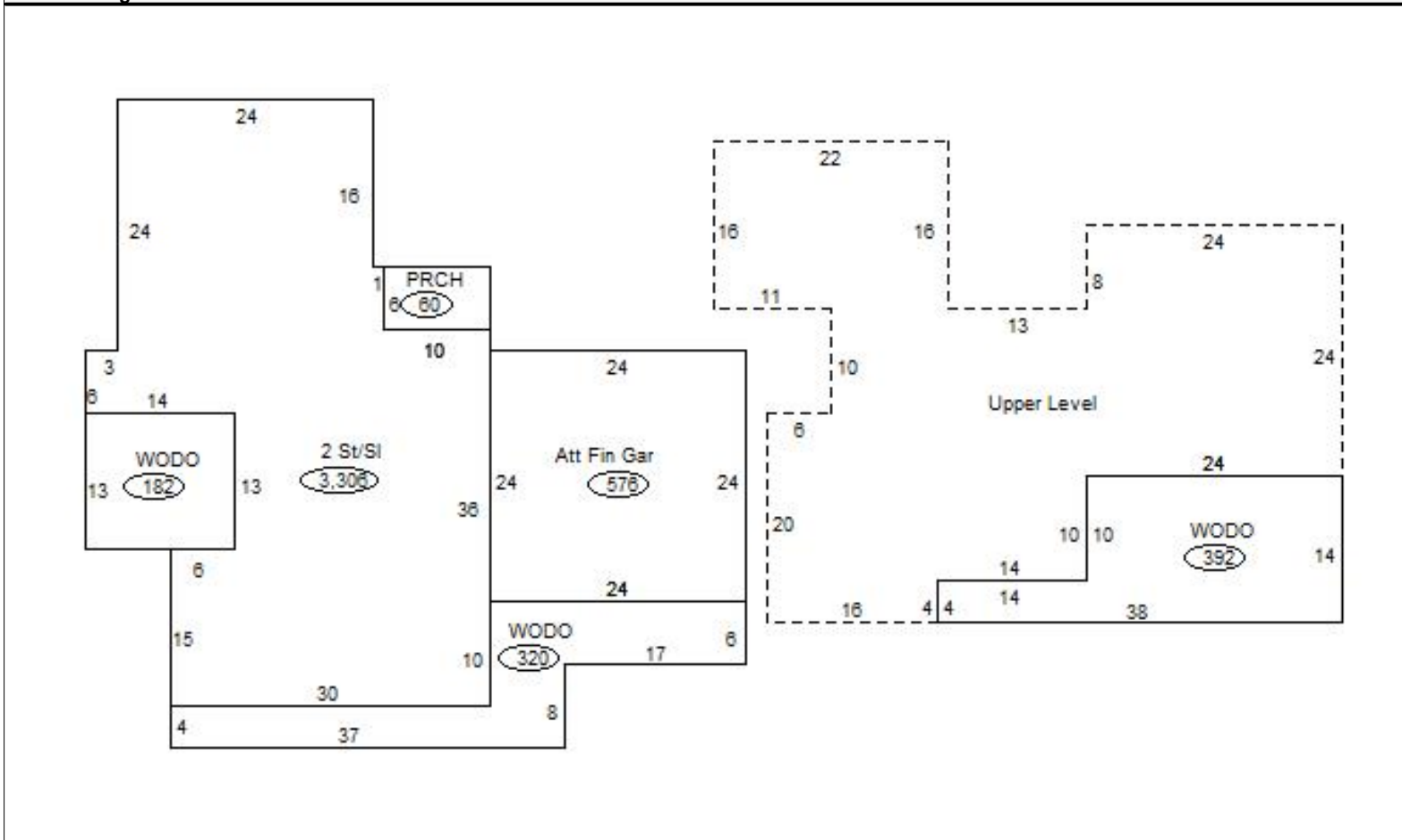
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Sketch Image

660013637



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2 St/Sl	1,594	2.074	3,306
2	G	5		20	Att Fin Gar	576	1.000	576
3	M	PRCH		20	PRCH	60	1.000	60
4	M	WODO		20	WODO	182	1.000	182
5	M	WODO		20	WODO	320	1.000	320
6	M	WODO		20	WODO	392	1.000	392
7	U	^UL	Overhang	20	Upper Level	1,712	1.000	1,712
<b>Total Building Area</b>						<b>1,594</b>		<b>3,306</b>