



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:37:35  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660077216 <b>Parcel ID</b> 000000-00-0-00667-001-0013 <b>Cadastral ID</b> 19-20-15-09360 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 337253 SOOD, NEIL & NARINDA SOOD & REENA BECK 3017 VILLAGE DR CATOOSA OK 74015-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 02905 VILLAGE DR <b>Subdivision</b> REDBUD VILLAGE <b>Lot/Block</b> 0013 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 1149 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.19665313 -95.76030266 LOT 13 BLOCK 1 REDBUD VILLAGE					<b>Building Permits</b> <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>1704</td> <td>R3 NEW HOME</td> <td>07/2001</td> <td>08/2002</td> <td>89,057</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	1704	R3 NEW HOME	07/2001	08/2002	89,057																																																																																																						
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Lot Data	Square-Foot - NBHD 1149 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.16	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,970.00 x 1.72 = 11,988	
Factor Value		
Adjustments	1.3874	
Lot Value	16,632	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,333 / 1,333
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,333
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-30\IMG\_000' 8/30/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	175,405	131.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	193,980		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,455		
Lot Value	16,632		
Indicated Value	179,087	134.35	Per SqFt
Agland Value			
Site Improvements	5,110		
Total Value	184,197	138.18	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.60	Total Misc Impr	+	8,306			
Roofing Adj	+ 4.96	Garage Cost	+	16,228			
Subfloor Adj	+ -1.29	Total RCN	=	208,275			
Heat/Cool Adj	+ 12.27	Depreciation ( 22%)	-	45,820			
Plumbing Adj	+ 11.30	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	162,455			
Adj Base Cost	= 137.84	Lot Value	+	16,632			
Total Area	x 1,333	Indicated Value	=	179,087			
Adjusted Cost	= 183,741	Value Per SqFt		134.35			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,452.70		5,453
PRCH	SLAB PORCH - COVERED	92722	5x4		20	25.90		518
PRCH	SLAB PORCH - COVERED	92723	91		91	25.66		2,335



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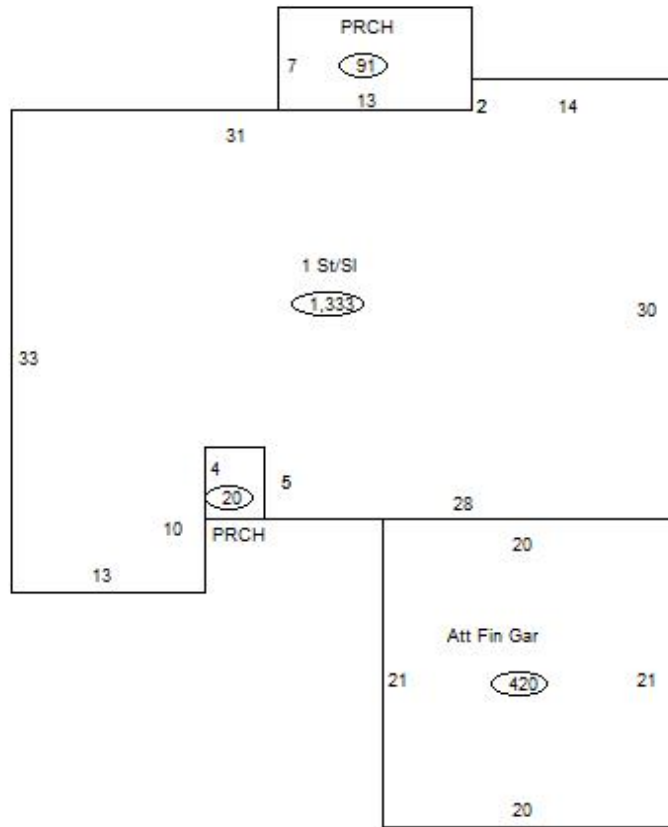
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,333	1.000	1,333
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	PRCH	20	1.000	20
4	M	PRCH		13	PRCH	91	1.000	91
<b>Total Building Area</b>						1,333		1,333



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	10x28x0	Plank		280
	Qual 3.5	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (20.28 x 280)	5,678		5,678	568	5,110