

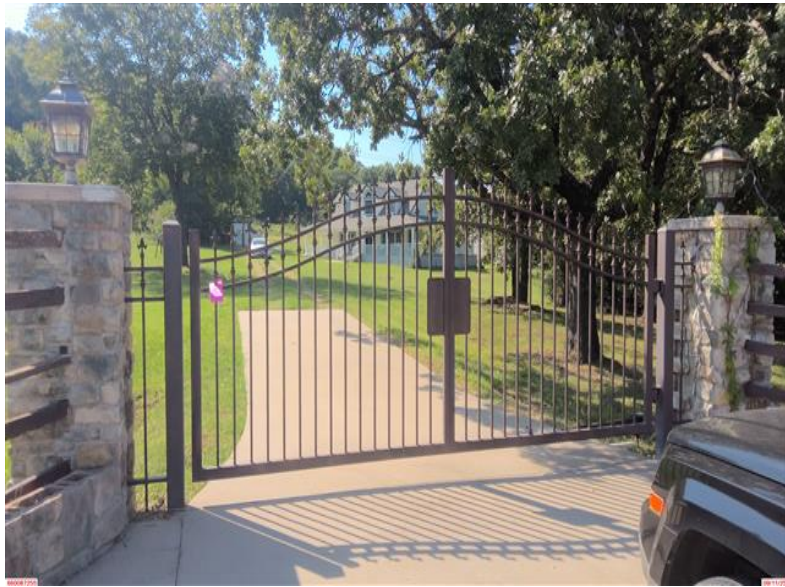


# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:18:00  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660087255 <b>Parcel ID</b> 20N14E-24-4-00000-000-0000 <b>Cadastral ID</b> 24-20-14-01520 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 289169 KORGAN, RICHARD A TRUST  1637 E CANTON ST BROKEN ARROW OK 74012-0000  <b>Parcel Location</b> <b>Situs</b> 19400 RED BUD VALLEY DR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 24 / 20 / 14 / 4 <b>Neighborhood</b> 6100 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660087255_002.JPG 9/13/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.19290317 -95.76276418 N/2 SE/4 SE/4 SE/4																																																																																																																									
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Lot Data		Acre - UNPLATTED (ACRES)		Primary Image				
Lot Size						660087255_002.JPG 9/13/2025		
Lot Count								
Units Buildable	5							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Acre							
Base Lot Value	5.23 x 10,875.72 = 56,880							
Factor Value		GRM Approach						
Adjustments		GRM Code		0.00				
Lot Value	56,880	Gross Rent		0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence	Multiple Regression						
Condition	3 - Average	MRA Code		1 Test				
Quality	3 - Average	Adusted R		0.8445				
Architecture	TRAD TRADITIONAL	Indicated Value		237,357		146.43 Per SqFt		
Style	100% 1 1/2 Story Finished	Direct Comparables						
Exterior Wall	100% Frame, Siding, Wood	Selection Model		1 Res				
Base/Total Area	1,080 / 1,621	Adjustment Model		A2 AO Test				
Style	100% 1 1/2 Story Finished	Comparables						
HVAC	100% Warmed & Cooled Air	Indicated Value						
Roof Cover	1 Composition Shingle	Value Reconciliation						
Area on Slab	1,080	Selected Approach		Cost Approach				
Fixture/RghIn	11 /	Improvements		194,072				
Bed/F/H Bath	3 / 2.0 /	Lot Value		56,880				
Basement Area		Indicated Value		250,952		154.81 Per SqFt		
Garage Type		Agland Value						
Remodel		Site Improvements		52,136				
Year/Eff Age	2012 / 11	Total Value		303,088		186.98 Total Value Per SqFt		
Cost Approach				Manual : 01/2025				
Base Cost	88.48	Total Misc Impr	+	35,744				
Roofing Adj	+ 3.40	Garage Cost	+					
Subfloor Adj	+ -1.62	Total RCN	=	218,058				
Heat/Cool Adj	+ 12.64	Depreciation ( 11%)	-	23,986				
Plumbing Adj	+ 9.57	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	194,072				
Adj Base Cost	= 112.47	Lot Value	+	56,880				
Total Area	x 1,621	Indicated Value	=	250,952				
Adjusted Cost	= 182,314	Value Per SqFt		154.81				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116237	1512		1,512	23.64		35,744



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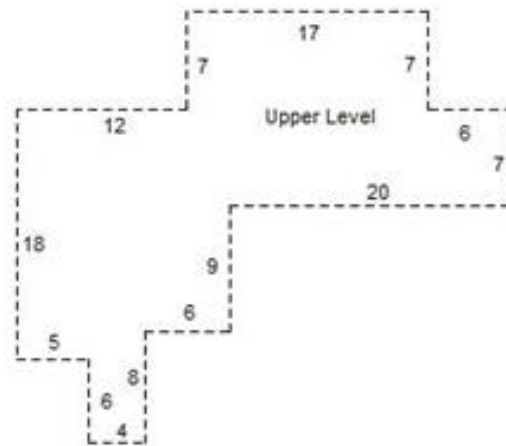
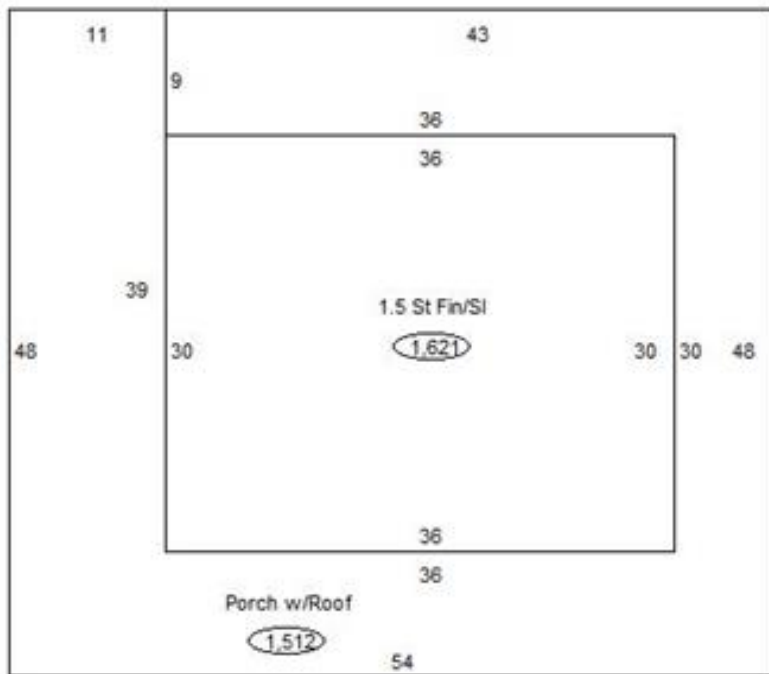
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### Sketch Image

660087255



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,080	1.501	1,621
2	M	PRCH		13	SLBC	1,512	1.000	1,512
3	U	^UL		13	Upper Level	541	1.000	541
<b>Total Building Area</b>						1,080		1,621



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x58x16	Concrete	Formed Metal	2,320
	Qual 2	Cond 3	Year 2012	Eff Age 11		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.10 x 2,320)	62,872	62,872	13,832	49,040
	GZBO	Gazebo	12x16x8	Plank	Composition Shingle	192
	Qual 3	Cond 3	Year 2012	Eff Age 11		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (33.59 x 192)	6,449	6,449	3,353	3,096