



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:00:48  
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Assessment Data					Primary Image				
<b>Account</b>	660103292				 <p>660103292_002.JPG 9/13/2025</p>				
<b>Parcel ID</b>	00000-0-0-0000860-001-0001								
<b>Cadastral ID</b>	24-20-14-03010								
<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>	335952								
ESTES, LUCY D & JOSH REPROGLE									
3097 N FRONT RD CATOOSA OK 74015-0000									
<b>Parcel Location</b>									
<b>Situs</b>	03097 N FRONT RD								
<b>Subdivision</b>	VALE AT REDBUD PHASE 1 (THE)								
<b>Lot/Block</b>	0001 / 0001	<b>Parcel Size</b>	1 - Lots						
<b>Sec/Twn/Rng</b>	24 / 20 / 14 / 5								
<b>Neighborhood</b>	1135 - R-V01-NW CATOOSA								
<b>School District</b>	S002 - CATOOSA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.19866195 -95.76200103									
<b>Building Permits</b>									
LOT 1 BLOCK 1 THE VALE AT REDBUD PHASE 1									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
170985	R22- NEW SFR	04/2021	11/2021						
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes		1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	HENSLEY CUSTOM HOMES LLC	09/27/2021	364,000	YES					
/	THE VALE AT REDBUD LLC	12/31/2020	86,500	WB					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>	
Remove Cap	2022	Land Value	73,701	73,701	11%	8,107	Assessed	42,364 4,518.54	
Year Frozen		Improvements	311,429	311,429		34,257	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	<b>Total Value</b>	385,130	385,130		42,364	<b>Total Taxable</b>	41,364 4,412.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660103292	ESTES, LUCY D &	1	375,511	1000	40,306	4,299.00		
2024	2024-660103292	ESTES, LUCY D &	1	385,237	1000	40,241	4,245.00		
2023	2023-660103292	ESTES, LUCY D &	1	364,000	1000	39,040	4,007.00		
2022	2022-660103292	ESTES, LUCY D &	1	364,000	0	40,040	4,019.00		
2021	2021-660103292	ESTES, LUCY D &	1	45,000	0	4,950	436.00		
2020	2020-660103292	THE VALE AT REDBUD LLC	1	2,519	0	277	25.00		



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2825		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	12,304.00 x 5.99 = 73,701		
Factor Value			
Adjustments	1.0000		
Lot Value	73,701		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,775 / 2,501
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,775
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	710 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	332,844	133.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	351,460		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.03	Total Misc Impr	+	14,756			
Roofing Adj	+ 3.42	Garage Cost	+	26,561			
Subfloor Adj	+ -1.64	Total RCN	=	324,405			
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	-	12,976			
Plumbing Adj	+ 6.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	311,429			
Adj Base Cost	= 113.19	Lot Value	+	73,701			
Total Area	x 2,501	Indicated Value	=	385,130			
Adjusted Cost	= 283,088	Value Per SqFt		153.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	311,429		
Lot Value	73,701		
Indicated Value	385,130	153.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	385,130	153.99	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	152336		70	70	26.71		1,870
PRCH	Porch	152337		279	279	26.06		7,271



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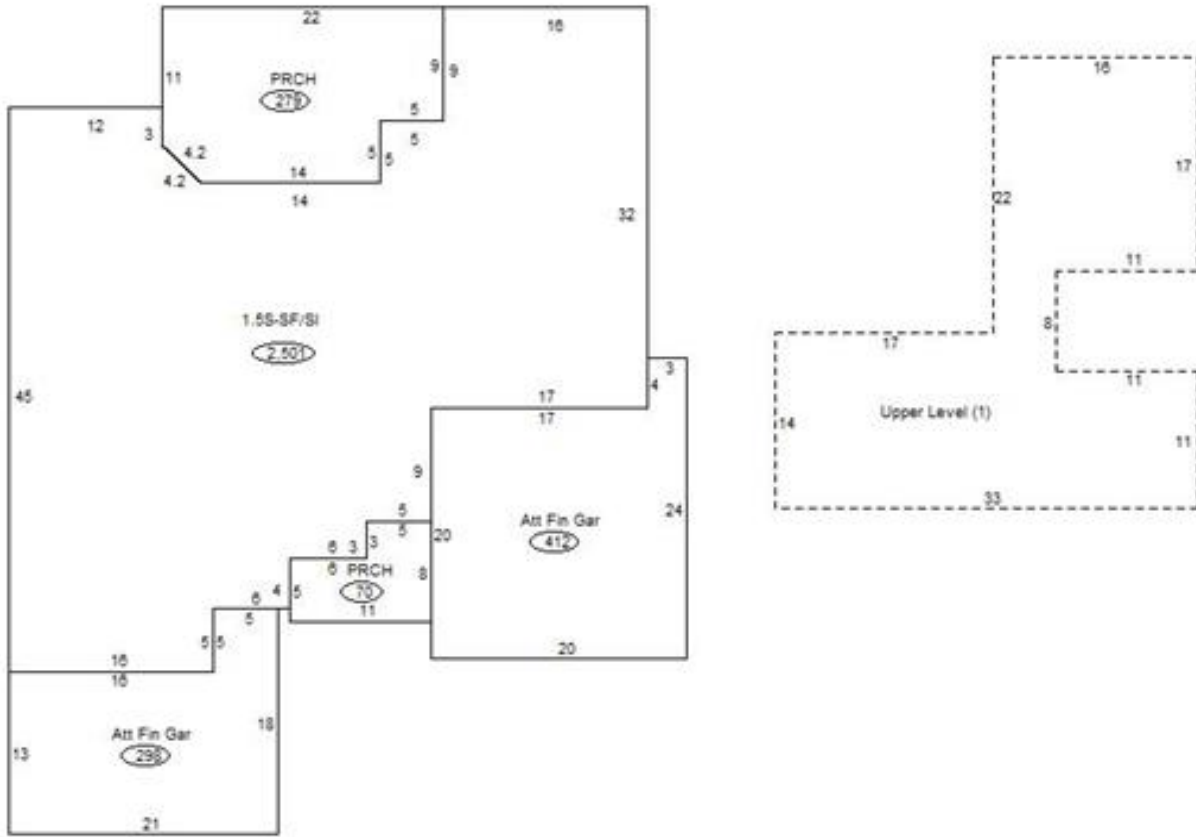
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### Sketch Image

660103292



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,775	1.409	2,501
2	G	5		13	Att Fin Gar	298	1.000	298
3	G	5		13	Att Fin Gar	412	1.000	412
4	M	PRCH		13	PRCH	70	1.000	70
5	M	PRCH		13	PRCH	279	1.000	279
6	U	^UL		13	Upper Level (1)	726	1.000	726
<b>Total Building Area</b>						<b>1,775</b>		<b>2,501</b>