



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:00:50  
Page 1

Assessment Data					Primary Image																																																																					
<b>Account</b> 660103293 <b>Parcel ID</b> 00000-0-0-0000860-001-0002 <b>Cadastral ID</b> 24-20-14-03020 <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> 347297 KNIGHT FAMILY REVOC TRUST KIMBERLY & THOMAS KNIGHT-TRUSTEES  3075 N FRONT RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 03075 N FRONT RD <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0002 / 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					<p>660103293_001.JPG 9/13/2025</p>																																																																					
<b>Legal Description</b> Lot/Long: 36.19847153 -95.76210061 LOT 2 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																										
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2298		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,011.00 x 5.99 = 59,966		
Factor Value			
Adjustments	1.3555		
Lot Value	81,284		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,144 / 2,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,144
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	675 Attached Garage - Finished 3 Stalls
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	303,435 141.53 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	321,840 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	298,718
Lot Value	81,284
Indicated Value	380,002 177.24 Per SqFt
Agland Value	
Site Improvements	
Total Value	380,002 177.24 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.95	Total Misc Impr	+ 12,900
Roofing Adj	+ 4.62	Garage Cost	+ 25,441
Subfloor Adj	+ -2.19	Total RCN	= 311,165
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	- 12,447
Plumbing Adj	+ 7.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,718
Adj Base Cost	= 127.25	Lot Value	+ 81,284
Total Area	x 2,144	Indicated Value	= 380,002
Adjusted Cost	= 272,824	Value Per SqFt	177.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151400	16x10		160	26.43		4,229
PRCH	Slab Porch - Covered	151401	115		115	26.57		3,056
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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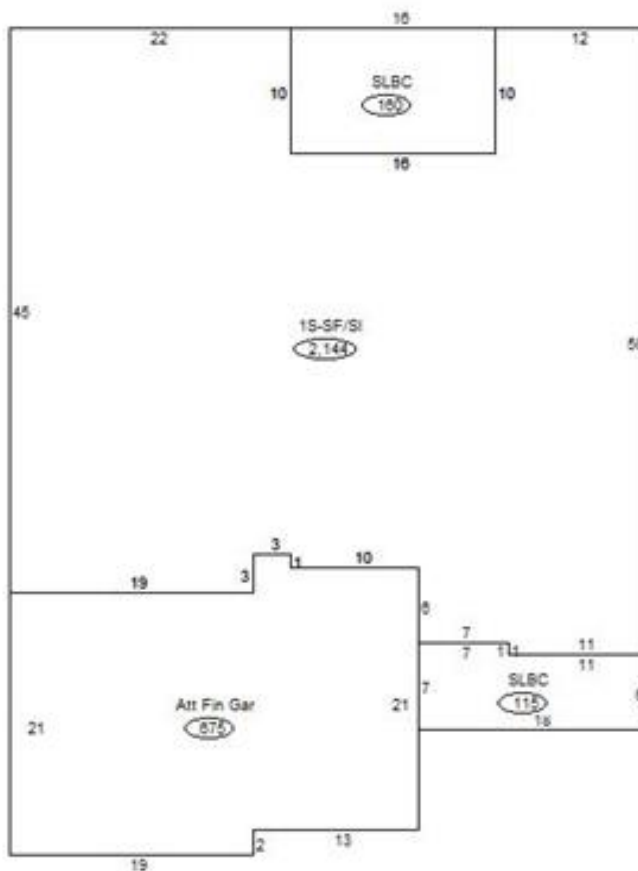
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Sketch Image

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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	1S-SF/SI	2,144	1.000	2,144
2	M	PRCH		13	SLBC	160	1.000	160
3	M	PRCH		13	SLBC	115	1.000	115
4	G	5		13	Att Fin Gar	675	1.000	675
<b>Total Building Area</b>						<b>2,144</b>		<b>2,144</b>