



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:00:52
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Assessment Data					Primary Image				
Account	660103294								
Parcel ID	00000-0-0-0000860-001-0003								
Cadastral ID	24-20-14-03030								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	349620								
MCCARTY, SEAN									
3053 N FRONT RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	03053 N FRONT RD								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0003 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	24 / 20 / 14 / 5								
Neighborhood	1135 - R-V01-NW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19827463 -95.76210948									
Building Permits									
LOT 3 BLOCK 1 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R19 170543	R21- NEW SFR	11/2019	05/2020	259,200					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	FALK, RONALD GERALD &	03/05/2026	445,000	YES					
/	MCAFFEE HOLDING GROUP INC	01/15/2021	346,000	YES					
/	THE VALE AT REDBUD LLC	10/22/2019	40,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2027	Land Value	57,672	48,592	11%	5,345	Assessed	41,589 4,435.88	
Year Frozen		Improvements	351,634	329,491		36,244	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	409,306	378,083		41,589	Total Taxable	40,589 4,329.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103294	FALK, RONALD GERALD &	1	393,428	1000	39,377	4,200.00		
2024	2024-660103294	FALK, RONALD GERALD &	1	407,750	1000	38,201	4,030.00		
2023	2023-660103294	FALK, RONALD GERALD &	1	346,000	1000	37,060	3,803.00		
2022	2022-660103294	FALK, RONALD GERALD &	1	346,000	1000	37,060	3,720.00		
2021	2021-660103294	FALK, RONALD GERALD &	1	161,541	0	17,728	1,560.00		
2020	2020-660103294	MCAFFEE HOLDING GROUP INC	1	42,500	0	4,675	414.00		



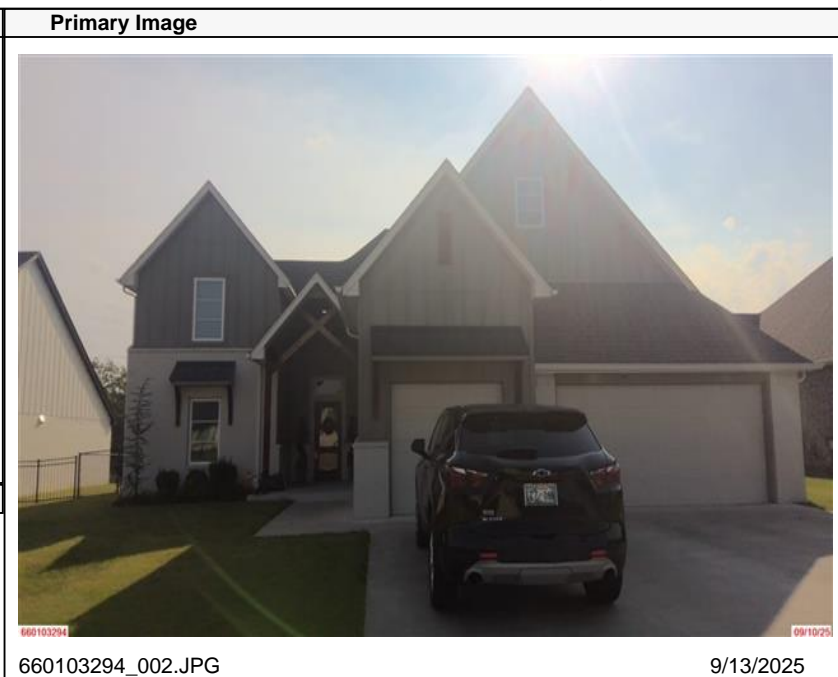
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.221		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,628.00 x 5.99 = 57,672		
Factor Value			
Adjustments	1.0000		
Lot Value	57,672		



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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	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,249 / 2,813
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,249
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	778 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	359,140	127.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	384,270		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.10	Total Misc Impr	+ 16,076
Roofing Adj	+ 3.66	Garage Cost	+ 29,051
Subfloor Adj	+ -1.75	Total RCN	= 370,141
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 18,507
Plumbing Adj	+ 7.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 351,634
Adj Base Cost	= 115.54	Lot Value	+ 57,672
Total Area	x 2,813	Indicated Value	= 409,306
Adjusted Cost	= 325,014	Value Per SqFt	145.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	351,634		
Lot Value	57,672		
Indicated Value	409,306	145.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	409,306	145.51	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	145581	12x8		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	145582	16x13		208	26.28		5,466
PATO	SLAB PORCH - OPEN	149515	21x12		252	9.68		2,439



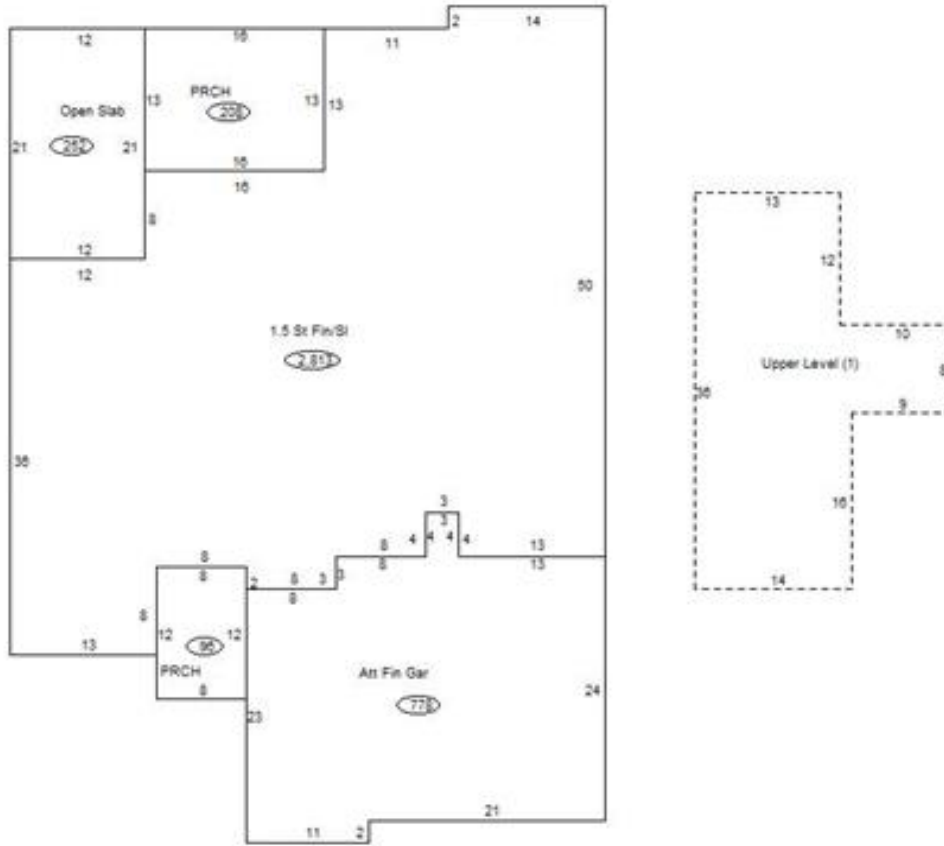
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,249	1.251	2,813
2	G	5		13	Att Fin Gar	778	1.000	778
3	M	PRCH		13	PRCH	96	1.000	96
4	M	PRCH		13	PRCH	208	1.000	208
5	U	^UL		13	Upper Level (1)	564	1.000	564
6	M	PATO		13	Open Slab	252	1.000	252
Total Building Area						2,249		2,813