



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660103295									
Parcel ID	00000-0-0-0000860-001-0004									
Cadastral ID	24-20-14-03040									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	337188									
BURROW, KENNETH & MARICA										
3031 N FRONT RD CATOOSA OK 74015-0000										
Parcel Location										
Situs	03031 N FRONT RD									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0004 / 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: 36.19804041 -95.76201023				Building Permits						
LOT 4 BLOCK 1 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount		
				R21	R22- POSS NEW SFR PER MRTGE PPI	06/2021	01/2022	268,356		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	MAS CONSTRUCTION LLC	01/17/2022	369,500	YES	
					/	THE VALE AT REDBUD LLC	06/02/2021	43,500	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2023		Land Value	60,960	60,960	11%	6,706	Assessed	42,187	4,499.67
Year Frozen			Improvements	322,557	322,557		35,481	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	383,517	383,517		42,187	Total Taxable	42,187	4,500.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103295	BURROW, KENNETH & MARICA			1	368,706	0	40,558	4,326.00	
2024	2024-660103295	BURROW, KENNETH & MARICA			1	380,630	0	41,870	4,417.00	
2023	2023-660103295	BURROW, KENNETH & MARICA			1	369,500	0	40,645	4,171.00	
2022	2022-660103295	BURROW, KENNETH & MARICA			1	342,790	0	37,707	3,785.00	
2021	2021-660103295	MAS CONSTRUCTION LLC			1	2,519	0	277	24.00	
2020	2020-660103295	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	0.2336		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,177.00 x 5.99 = 60,960		
Factor Value			
Adjustments	1.0000		
Lot Value	60,960		



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	2,294 / 2,294
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,294
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	809 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	326,453	142.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	360,090		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.73	Total Misc Impr	+ 15,208
Roofing Adj	+ 4.56	Garage Cost	+ 30,208
Subfloor Adj	+ -2.19	Total RCN	= 335,997
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 13,440
Plumbing Adj	+ 7.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 322,557
Adj Base Cost	= 126.67	Lot Value	+ 60,960
Total Area	x 2,294	Indicated Value	= 383,517
Adjusted Cost	= 290,581	Value Per SqFt	167.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,557		
Lot Value	60,960		
Indicated Value	383,517	167.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	383,517	167.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152765	18x10		180	26.36		4,745
PRCH	Slab Porch - Covered	152766	184		184	26.35		4,848
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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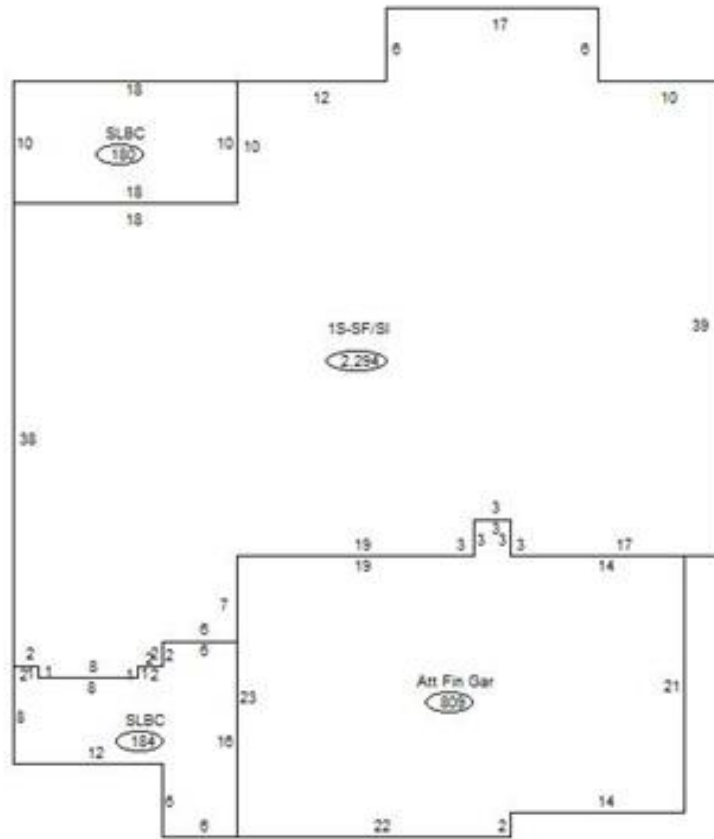
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Sketch Image

660103295



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,294	1.000	2,294
2	G	5		13	Att Fin Gar	809	1.000	809
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	184	1.000	184
Total Building Area						2,294		2,294