




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																					
Account 660103300 Parcel ID 00000-0-0-0000860-001-0009 Cadastral ID 24-20-14-03090 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 336606 IRWIN, LOGAN & RACHEL 2921 N FRONT RD CATOOSA OK 74015-0000 Parcel Location Situs 02921 N FRONT RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103300_002.JPG 9/13/2025</p>																																																																					
Legal Description Lot/Long: 36.19707305 -95.76222974 LOT 9 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																										
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Lot Data		Square-Foot - NBHD 1135 #1		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.2643							
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method	Square-Foot							
Base Lot Value	11,514.00 x 5.99 = 68,969							
Factor Value								
Adjustments	1.0000							
Lot Value	68,969							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3.5 - Average							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry							
Base/Total Area	2,345 / 2,345							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,345							
Fixture/RghIn	12 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	712 Attached Garage - Finished 3 Stalls							
Remodel								
Year/Eff Age	2022 / 3							
Cost Approach		Manual : 01/2025						
Base Cost	103.10	Total Misc Impr	+	8,081				
Roofing Adj	+ 5.21	Garage Cost	+	33,272				
Subfloor Adj	+ -3.40	Total RCN	=	340,598				
Heat/Cool Adj	+ 14.47	Depreciation (3%)	-	10,218				
Plumbing Adj	+ 8.23	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	330,380				
Adj Base Cost	= 127.61	Lot Value	+	68,969				
Total Area	x 2,345	Indicated Value	=	399,349				
Adjusted Cost	= 299,245	Value Per SqFt		170.30				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	353,350	150.68	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	3							
Indicated Value	407,350	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	330,380							
Lot Value	68,969							
Indicated Value	399,349	170.30	Per SqFt					
Agland Value								
Site Improvements								
Total Value	399,349	170.30	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153873	20x11		220	28.73		6,321
PRCH	Slab Porch - Covered	153874	10x6		60	29.34		1,760



Rogers

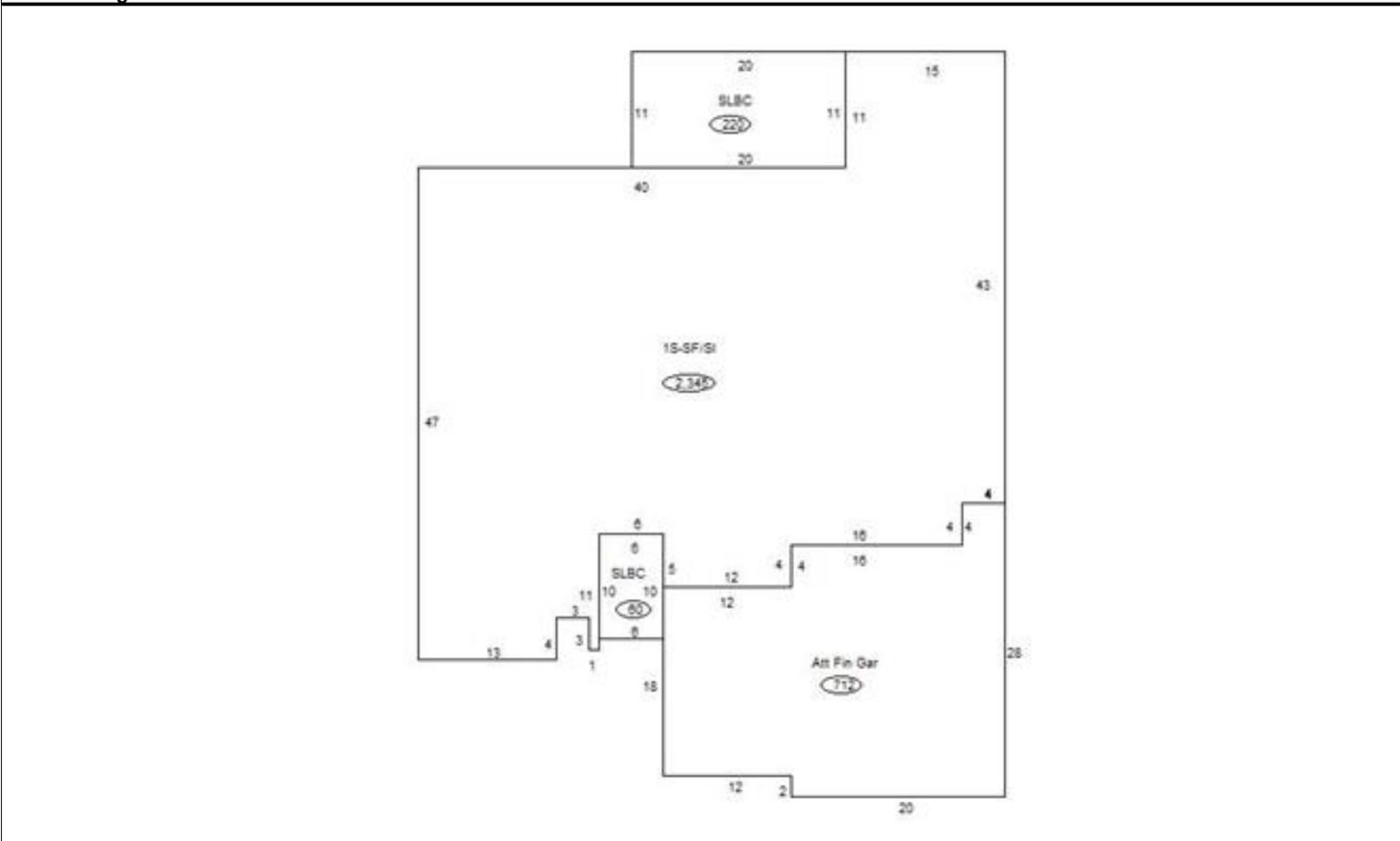
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Sketch Image

660103300



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,345	1.000	2,345
2	M	PRCH		13	SLBC	220	1.000	220
3	M	PRCH		13	SLBC	60	1.000	60
4	G	5		13	Att Fin Gar	712	1.000	712
Total Building Area						2,345		2,345