



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:01:04
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Assessment Data					Primary Image																																																																					
Account 660103301 Parcel ID 00000-0-0-0000860-001-0010 Cadastral ID 24-20-14-03100 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 337223 STANLEY, JW & ASHLEE JAYNE 2899 N FRONT RD CATOOSA OK 74015-0000 Parcel Location Situs 02899 N FRONT RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103301_002.JPG 9/13/2025</p>																																																																					
Legal Description Lat/Long: 36.19677218 -95.76210473 LOT 10 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																										
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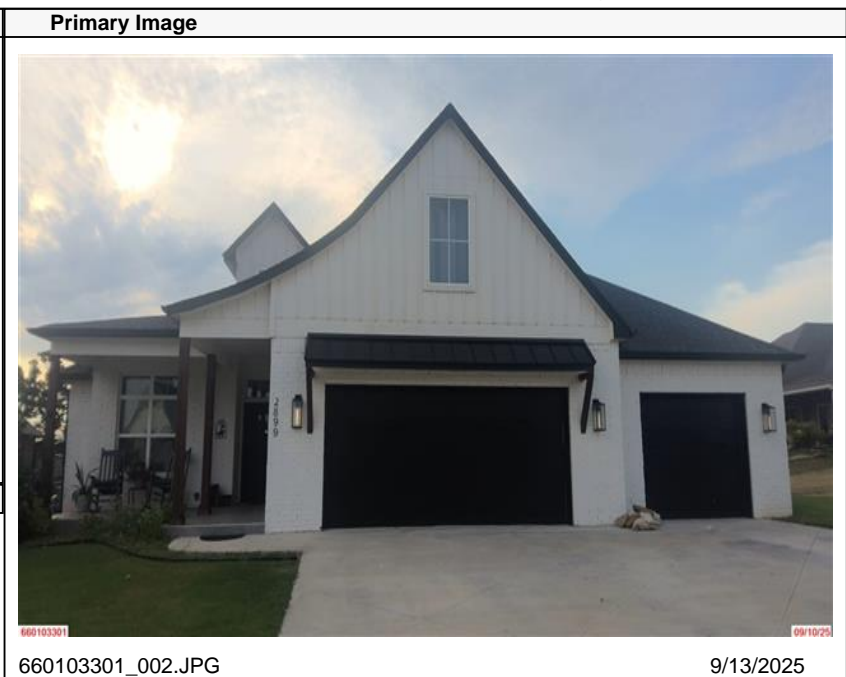
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3655		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	15,920.00 x 5.99 = 95,361		
Factor Value			
Adjustments	1.0000		
Lot Value	95,361		



660103301_002.JPG 9/13/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,357 / 2,357
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,357
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	777 Attached Garage - Finished 3 Stalls
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	325,482	138.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	360,870 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.16	Total Misc Impr	+ 20,678
Roofing Adj	+ 4.55	Garage Cost	+ 29,013
Subfloor Adj	+ -2.19	Total RCN	= 346,060
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 17,303
Plumbing Adj	+ 6.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 328,757
Adj Base Cost	= 125.74	Lot Value	+ 95,361
Total Area	x 2,357	Indicated Value	= 424,118
Adjusted Cost	= 296,369	Value Per SqFt	179.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	328,757		
Lot Value	95,361		
Indicated Value	424,118	179.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	424,118	179.94	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
GENR	Generator - Residential Standby	0		1	1	2,800.00		2,800
PRCH	SLAB PORCH - COVERED	147148	18x9		162	26.42		4,280
PRCH	Porch	147149	175		175	26.38		4,617
PATO	SLAB PORCH - OPEN	147150	5x4		20	11.48		230
PATO	Patio - Open	149516	30x12		360	8.71		3,136

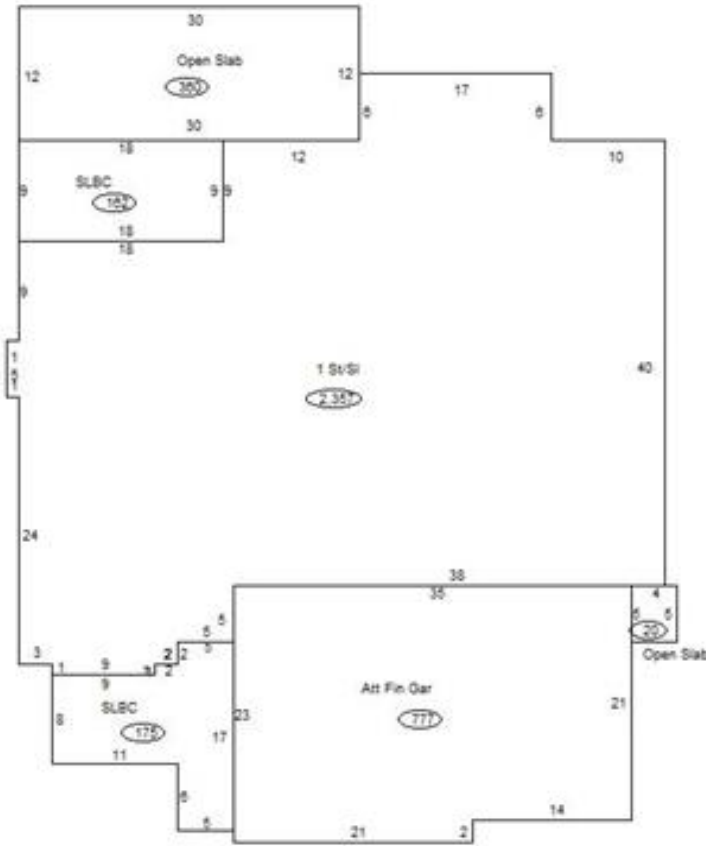


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Sketch Image

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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	1 St/SI	2,357	1.000	2,357
2	G	5		13	Att Fin Gar	777	1.000	777
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PRCH		13	SLBC	175	1.000	175
5	M	PATO		13	Open Slab	20	1.000	20
6	M	PATO		13	Open Slab	360	1.000	360
Total Building Area						2,357		2,357