



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:48
Page 1

Assessment Data					Primary Image																																																																
Account 660103325 Parcel ID 00000-0-0-0000860-001-0034 Cadastral ID 24-20-14-03340 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334460 HUGHART, MATTHEW W & ASHLEY M 3012 HILLTOP DR CATOOSA OK 74015-0000 Parcel Location Situs 03012 HILLTOP DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0034 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103325_003.JPG 9/13/2025</p>																																																																
Legal Description Lat/Long: 36.19804262 -95.76585574 LOT 34 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																					
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 Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3883		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	16,915.00 x 5.99 = 101,321		
Factor Value			
Adjustments	1.0000		
Lot Value	101,321		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,391 / 2,180
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,391
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	868 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	350,081	160.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	362,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.25	Total Misc Impr	+	17,892			
Roofing Adj	+ 3.71	Garage Cost	+	40,484			
Subfloor Adj	+ -2.41	Total RCN	=	329,306			
Heat/Cool Adj	+ 14.47	Depreciation (4%)	-	13,172			
Plumbing Adj	+ 10.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	316,134			
Adj Base Cost	= 124.28	Lot Value	+	101,321			
Total Area	x 2,180	Indicated Value	=	417,455			
Adjusted Cost	= 270,930	Value Per SqFt		191.49			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,134		
Lot Value	101,321		
Indicated Value	417,455	191.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	417,455	191.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150569	18x13		234	28.69		6,713
PATO	Slab Porch - Open	150570	10x8		80	12.93		1,034
PATO	Slab Porch - Open	150572	12x11		132	12.60		1,663
PRCH	Slab Porch - Covered	150573	10x7		70	29.31		2,052
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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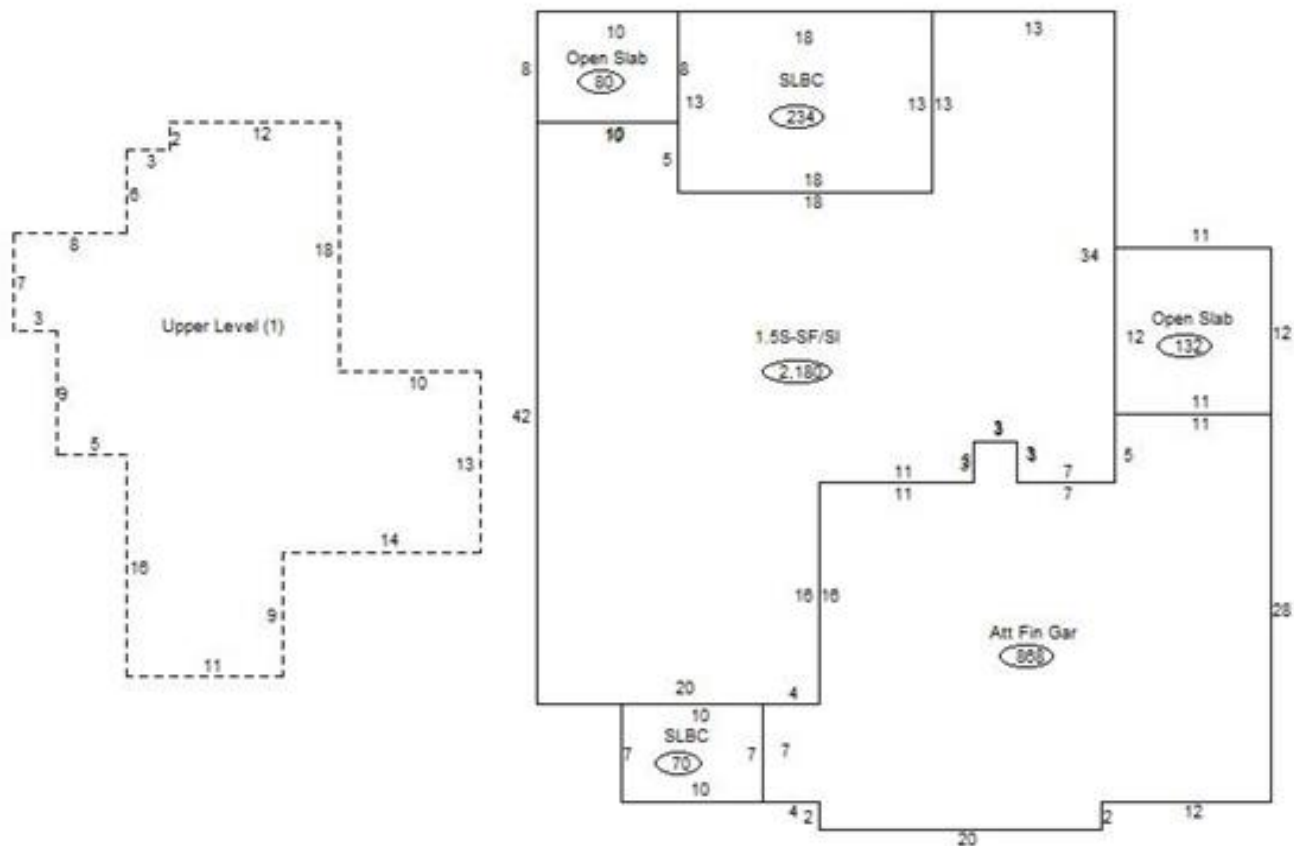
Date 04/18/2026

Time 10:01:48

Page 3

Sketch Image

660103325



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,391	1.567	2,180
2	M	PRCH		13	SLBC	234	1.000	234
3	M	PATO		13	Open Slab	80	1.000	80
4	G	5		13	Att Fin Gar	868	1.000	868
5	M	PATO		13	Open Slab	132	1.000	132
6	M	PRCH		13	SLBC	70	1.000	70
7	U	^UL		13	Upper Level (1)	789	1.000	789
Total Building Area						1,391		2,180