




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 660103326 Parcel ID 00000-0-0-0000860-001-0035 Cadastral ID 24-20-14-03350 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 331665 WILSON, VICKI KAY LIVING TRUST 3034 N HILLTOP DR CATOOSA OK 74015-0000 Parcel Location Situs 03034 HILLTOP DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0035 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103326_002.JPG 9/13/2025</p>																																																																
Legal Description Lat/Long: 36.19827552 -95.76573224 LOT 35 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	0.3938	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	17,155.00 x 5.99 = 102,758	
Factor Value		
Adjustments	1.0000	
Lot Value	102,758	

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	2,113 / 2,113
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,113
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	716 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5



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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	304,869	144.28	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	335,800 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	307,472		
Lot Value	102,758		
Indicated Value	410,230	194.15	Per SqFt
Agland Value			
Site Improvements	2,800		
Total Value	413,030	195.47	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.12	Total Misc Impr	+	18,574			
Roofing Adj	+ 4.64	Garage Cost	+	26,757			
Subfloor Adj	+ -2.19	Total RCN	=	323,655			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	16,183			
Plumbing Adj	+ 10.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	307,472			
Adj Base Cost	= 131.72	Lot Value	+	102,758			
Total Area	x 2,113	Indicated Value	=	410,230			
Adjusted Cost	= 278,324	Value Per SqFt		194.15			

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	147521	22x13		286	26.03		7,445
PRCH	SLAB PORCH - COVERED	147522	192		192	26.33		5,055
PATO	SLAB PORCH - OPEN	147523	10x4		40	11.48		459

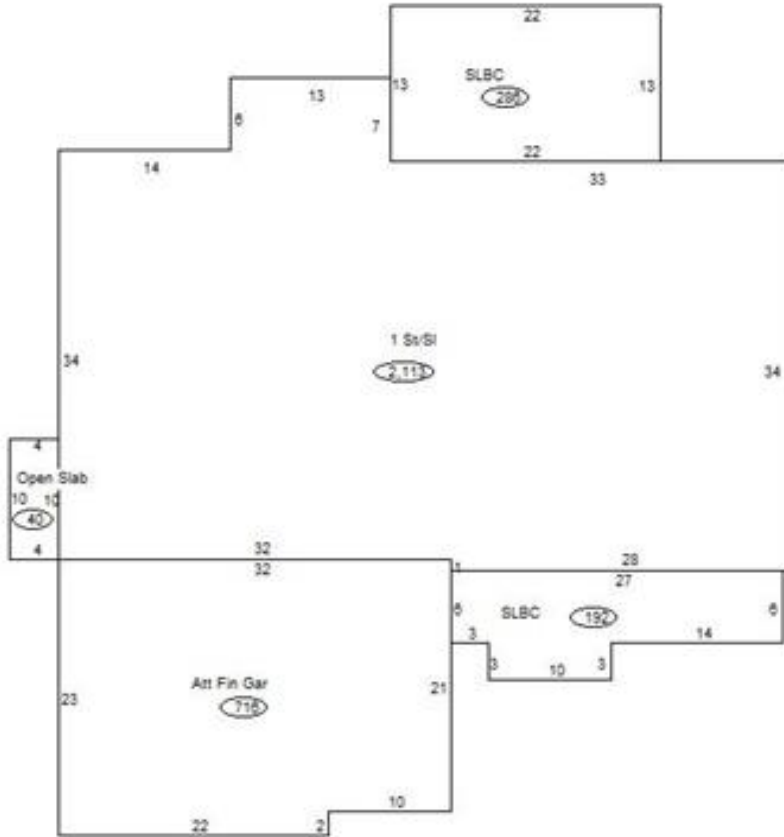


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Sketch Image

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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	2,113	1.000	2,113
2	G	5		13	Att Fin Gar	716	1.000	716
3	M	PRCH		13	SLBC	286	1.000	286
4	M	PRCH		13	SLBC	192	1.000	192
5	M	PATO		13	Open Slab	40	1.000	40
Total Building Area						2,113		2,113



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GENR	Generator - Residential Standby	0x0x0			1
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (2,800.00 x 1)		2,800		2,800		2,800