



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:51
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Assessment Data					Primary Image																																																												
Account 660103327 Parcel ID 00000-0-0-0000860-001-0036 Cadastral ID 24-20-14-03360 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334462 PILCHER, JONATHAN JAMES & KAITLYN RAE 3056 HILLTOP DR CATOOSA OK 74015-0000 Parcel Location Situs 03056 HILLTOP DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0036 / 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: 36.19846185 -95.76552183 LOT 36 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																	
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4077		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	17,761.00 x 5.99 = 106,388		
Factor Value			
Adjustments	1.0000		
Lot Value	106,388		



Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,061 / 2,472
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,061
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	676 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	324,922 131.44 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	345,990 Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.56	Total Misc Impr	+	11,285
Roofing Adj	+ 3.89	Garage Cost	+	25,472
Subfloor Adj	+ -1.82	Total RCN	=	331,345
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	16,567
Plumbing Adj	+ 7.90	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	314,778
Adj Base Cost	= 119.17	Lot Value	+	106,388
Total Area	x 2,472	Indicated Value	=	421,166
Adjusted Cost	= 294,588	Value Per SqFt		170.37

Value Reconciliation

Selected Approach	Cost Approach
Improvements	314,778
Lot Value	106,388
Indicated Value	421,166 170.37 Per SqFt
Agland Value	
Site Improvements	
Total Value	421,166 170.37 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
PRCH	Slab Porch - Covered	145566	24x9		216	26.25		5,670



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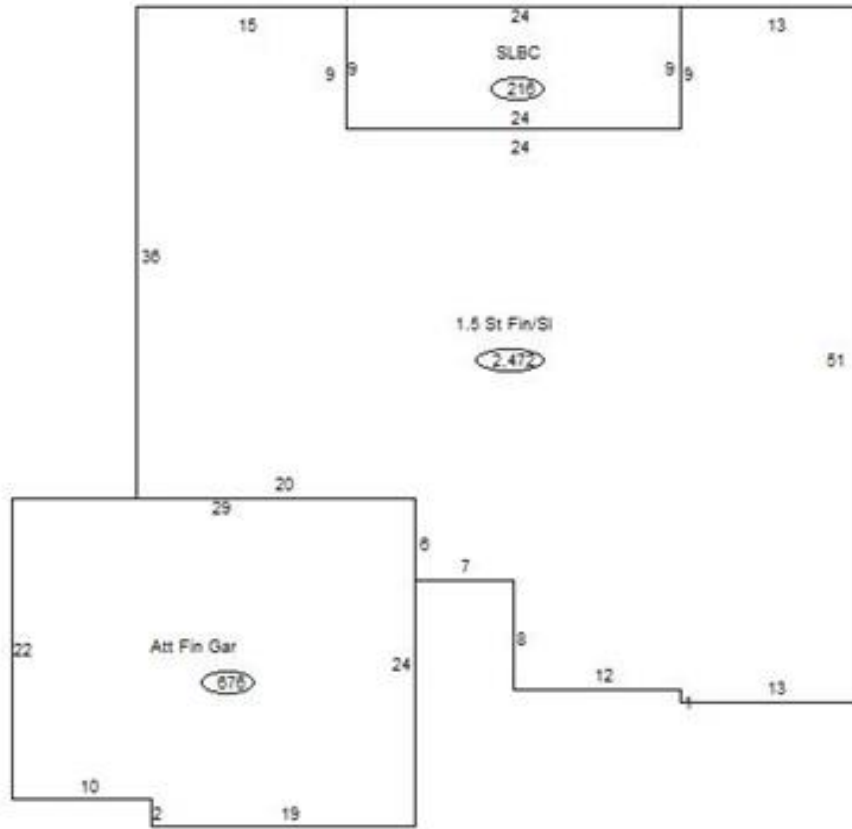
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,061	1.199	2,472
2	M	PRCH		13	SLBC	216	1.000	216
3	G	5		13	Att Fin Gar	676	1.000	676
4	U	^UL		13	Upper Level (1)	411	1.000	411
Total Building Area						2,061		2,472