



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:01:57  
 Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660103331 <b>Parcel ID</b> 00000-0-0-0000860-002-0001 <b>Cadastral ID</b> 24-20-14-03400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 336576 WERLEIN, EMMA & KEVIN  2891 N BRIARWOOD AVE CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 02891 N BRIARWOOD AVE <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 20 / 14 / 5 <b>Neighborhood</b> 1135 - R-V01-NW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660103331_002.JPG 9/13/2025</p>																																																																
<b>Legal Description</b> Lot/Long: 36.19694991 -95.76348942 LOT 1 BLOCK 2 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	0.2279		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,926.00 x 5.99 = 59,457		
Factor Value			
Adjustments	1.0000		
Lot Value	59,457		



660103331\_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	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,787 / 1,787
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,787
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	619 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	272,150	152.29	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	285,510 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.81	Total Misc Impr	+ 11,911
Roofing Adj	+ 4.81	Garage Cost	+ 23,609
Subfloor Adj	+ -2.31	Total RCN	= 271,207
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	- 10,848
Plumbing Adj	+ 7.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 260,359
Adj Base Cost	= 131.89	Lot Value	+ 59,457
Total Area	x 1,787	Indicated Value	= 319,816
Adjusted Cost	= 235,687	Value Per SqFt	178.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,359		
Lot Value	59,457		
Indicated Value	319,816	178.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	319,816	178.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152350	15x9		135	26.51		3,579
PATO	Slab Porch - Open	152351	15x6		90	11.48		1,033
PRCH	Slab Porch - Covered	152352	9x7		63	26.73		1,684
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615

