



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:04
Page 1

Assessment Data					Primary Image																																																												
Account 660103335 Parcel ID 00000-0-0-0000860-002-0005 Cadastral ID 24-20-14-03440 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334634 SUTTON, ZACHERY JAMES & AMY S 2971 N BRIARWOOD AVE CATOOSAO OK 74015-0000 Parcel Location Situs 02971 N BRIARWOOD AVE Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103335_002.JPG 9/13/2025</p>																																																												
Legal Description Lot/Long: 36.19753711 -95.76292566 LOT 5 BLOCK 2 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	0.2046		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,914.00 x 5.99 = 53,395		
Factor Value			
Adjustments	1.0000		
Lot Value	53,395		



660103335_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	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,358 / 2,358
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,358
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	625 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	314,721	133.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	331,890		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.35	Total Misc Impr	+ 15,227
Roofing Adj	+ 4.55	Garage Cost	+ 23,800
Subfloor Adj	+ -2.19	Total RCN	= 337,621
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 13,505
Plumbing Adj	+ 8.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 324,116
Adj Base Cost	= 126.63	Lot Value	+ 53,395
Total Area	x 2,358	Indicated Value	= 377,511
Adjusted Cost	= 298,594	Value Per SqFt	160.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	324,116		
Lot Value	53,395		
Indicated Value	377,511	160.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	377,511	160.10	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	149965	24x14		336	25.87		8,692
PRCH	Porch	149966	6x4		24	26.85		644
PATO	Patio - Open	149967	6x4		24	11.48		276

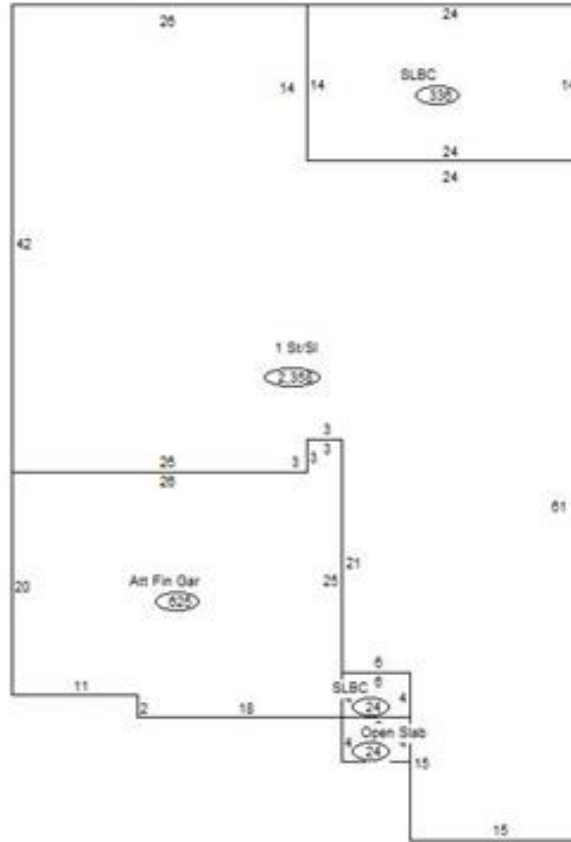


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 Page 3

Sketch Image

660103335



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,358	1.000	2,358
2	G	5		13	Att Fin Gar	625	1.000	625
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	24	1.000	24
5	M	PATO		13	Open Slab	24	1.000	24
Total Building Area						2,358		2,358