



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:02:06
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Assessment Data					Primary Image																																																																
Account 660103336 Parcel ID 00000-0-0-0000860-002-0006 Cadastral ID 24-20-14-03450 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 340836 RAMSEY, ALEX CHRISTOPHER & ROCCKELLE 2991 N BRIARWOOD AVE CATOOSA OK 74015-0000 Parcel Location Situs 02991 N BRIARWOOD AVE Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103336_002.JPG 9/13/2025</p>																																																																
Legal Description Lot/Long: 36.19761474 -95.76254040 LOT 6 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	0.2701		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	11,764.00 x 5.99 = 70,466		
Factor Value			
Adjustments	1.2101		
Lot Value	85,267		



660103336_002.JPG

9/13/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,890 / 1,890
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,890
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	812 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	323,210	171.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	320,720		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.94	Total Misc Impr	+ 13,238
Roofing Adj	+ 5.45	Garage Cost	+ 37,872
Subfloor Adj	+ -3.47	Total RCN	= 313,782
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 9,413
Plumbing Adj	+ 8.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 304,369
Adj Base Cost	= 138.98	Lot Value	+ 85,267
Total Area	x 1,890	Indicated Value	= 389,636
Adjusted Cost	= 262,672	Value Per SqFt	206.16

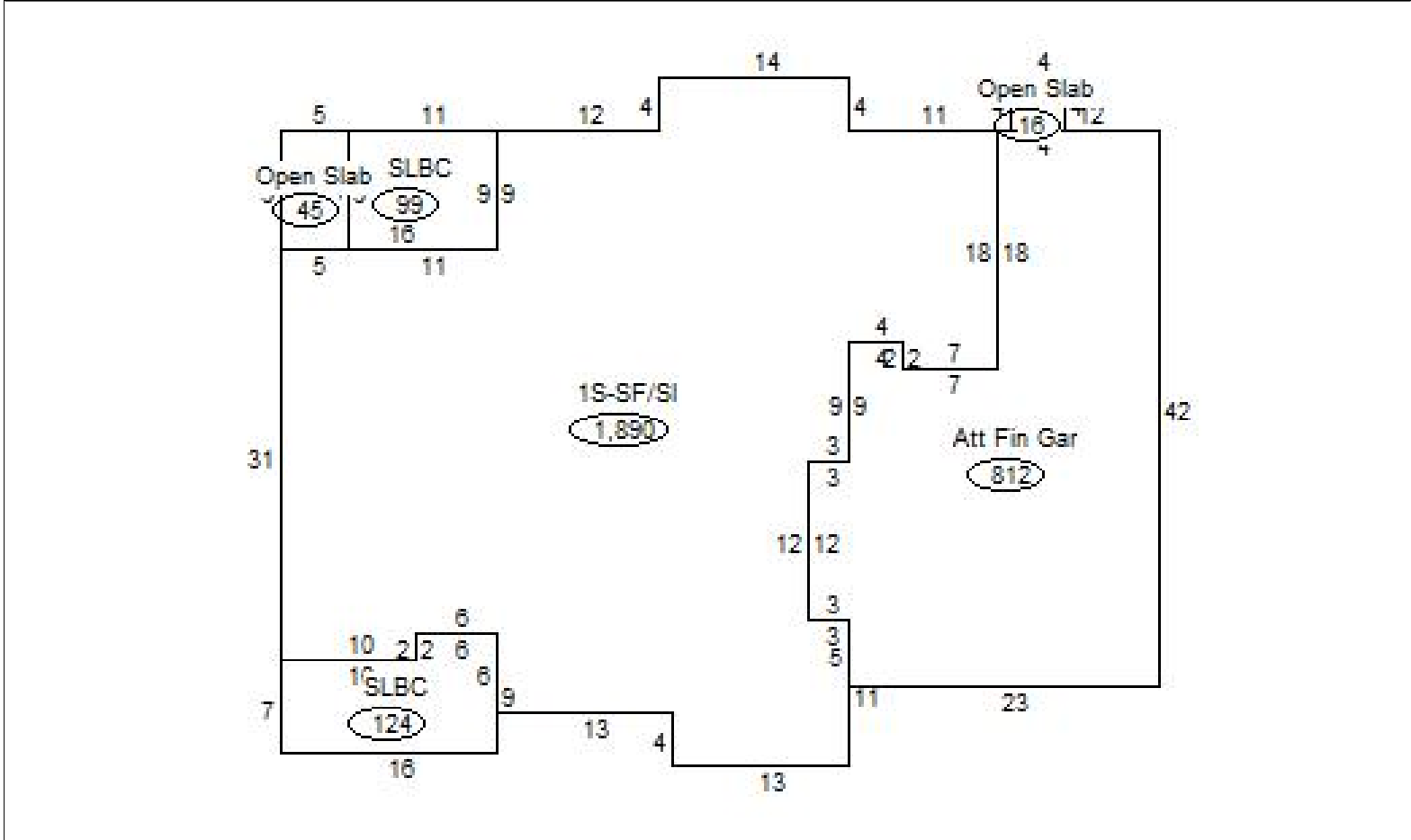
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	304,369		
Lot Value	85,267		
Indicated Value	389,636	206.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	389,636	206.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155830	124		124	29.11		3,610
PRCH	Slab Porch - Covered	155831	11x9		99	29.21		2,892
PATO	Slab Porch - Open	155832	9x5		45	12.93		582
PATO	Slab Porch - Open	155833	4x4		16	12.93		207
FPPF	Fireplace - Prefabricated			2022	1	5,947.13		5,947



Sketch Image

660103336



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,890	1.000	1,890
2	G	5		20	Att Fin Gar	812	1.000	812
3	M	PRCH		20	SLBC	124	1.000	124
4	M	PRCH		20	SLBC	99	1.000	99
5	M	PATO		20	Open Slab	45	1.000	45
6	M	PATO		20	Open Slab	16	1.000	16
Total Building Area						1,890		1,890