



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b>	660103337								
<b>Parcel ID</b>	00000-0-0-0000860-002-0007								
<b>Cadastral ID</b>	24-20-14-03460								
<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>	342977								
SMITH, DANIEL R & AMY E									
REVOCABLE LIVING TRUST									
2922 N FRONT RD CATOOSA OK 74015-0000									
<b>Parcel Location</b>									
<b>Situs</b>	02922 N FRONT RD								
<b>Subdivision</b>	VALE AT REDBUD PHASE 1 (THE)								
<b>Lot/Block</b>	0007 / 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								
<b>Legal Description</b> Lat/Long: 36.19726020 -95.76271480									
<b>Building Permits</b>									
LOT 7 BLOCK 2 THE VALE AT REDBUD PHASE 1									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R21 171393	R23- NEW SFR PER MRTGE PPRWRK	07/2021	11/2022	320,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	MAS CONSTRUCTION LLC	10/20/2023	370,000	YES					
/	THE VALE AT REDBUD LLC	07/15/2021	43,500	15					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>	
Remove Cap	2024	Land Value	67,705	67,705	11%	7,448	<b>Assessed</b>	45,394 4,841.72	
Year Frozen		Improvements	357,688	344,960		37,946	<b>Penalty</b>	0	
Uncapped Value	0	Mobile Home	0	0		0	<b>Exemption</b>	1,000 -107.00	
TIF Project ID	0	<b>Total Value</b>	425,393	412,665		45,394	<b>Total Taxable</b>	44,394 4,735.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660103337	SMITH, DANIEL R & AMY E	1	400,646	1000	43,072	4,594.00		
2024	2024-660103337	SMITH, DANIEL R & AMY E	1	389,804	0	42,878	4,523.00		
2023	2023-660103337	MAS CONSTRUCTION LLC	1	173,859	0	19,124	1,963.00		
2022	2022-660103337	MAS CONSTRUCTION LLC	1	2,519	0	277	28.00		
2021	2021-660103337	MAS CONSTRUCTION LLC	1	2,519	0	277	24.00		
2020	2020-660103337	THE VALE AT REDBUD LLC	1	2,519	0	277	25.00		



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2595		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	11,303.00 x 5.99 = 67,705		
Factor Value			
Adjustments	1.0000		
Lot Value	67,705		



**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	2,382 / 2,382
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,382
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	753 Attached Garage - Finished 3 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	360,192 151.21 Per SqFt

**Direct Comparables**

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	362,010 Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	109.37	Total Misc Impr	+	13,538
Roofing Adj	+ 5.20	Garage Cost	+	35,120
Subfloor Adj	+ -3.40	Total RCN	=	368,751
Heat/Cool Adj	+ 14.47	Depreciation ( 3%)	-	11,063
Plumbing Adj	+ 8.74	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	357,688
Adj Base Cost	= 134.38	Lot Value	+	67,705
Total Area	x 2,382	Indicated Value	=	425,393
Adjusted Cost	= 320,093	Value Per SqFt		178.59

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	357,688		
Lot Value	67,705		
Indicated Value	425,393	178.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	425,393	178.59	Total Value Per SqFt

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155836	141		141	29.04		4,095
PRCH	Slab Porch - Covered	155837	12x10		120	29.13		3,496
FPPF	Fireplace - Prefabricated		1	2022	1	5,947.13		5,947



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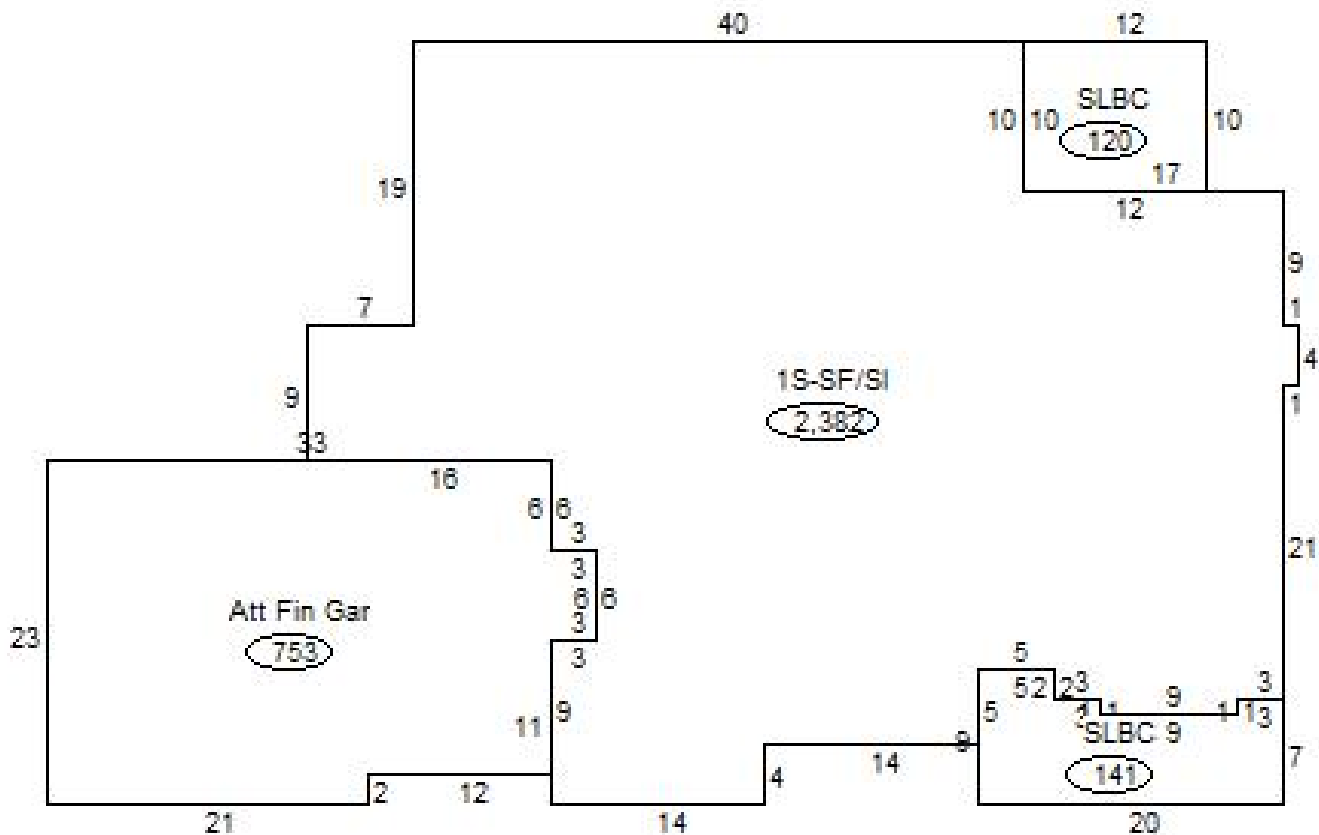
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Sketch Image

660103337



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,382	1.000	2,382
2	G	5		20	Att Fin Gar	753	1.000	753
3	M	PRCH		20	SLBC	141	1.000	141
4	M	PRCH		20	SLBC	120	1.000	120
<b>Total Building Area</b>						2,382		2,382