



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:02:11  
Page 1

Assessment Data					Primary Image																																																												
<b>Account</b> 660103339 <b>Parcel ID</b> 00000-0-0-0000860-002-0009 <b>Cadastral ID</b> 24-20-14-03480 <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> 338669 COLT, BRYCE & ALLISON  2888 N FRONT RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 02888 N FRONT RD <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0009 / 0002 Parcel Size 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> Lot/Long: 36.19687783 -95.76287728																																																																	
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2036		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,867.00 x 5.99 = 53,113		
Factor Value			
Adjustments	1.4007		
Lot Value	74,398		



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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	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,787 / 2,658
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,787
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	788 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	354,413	133.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	440,610		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.98	Total Misc Impr	+ 14,247
Roofing Adj	+ 3.24	Garage Cost	+ 29,424
Subfloor Adj	+ -1.55	Total RCN	= 344,424
Heat/Cool Adj	+ 12.64	Depreciation ( 3%)	- 10,333
Plumbing Adj	+ 6.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 334,091
Adj Base Cost	= 113.15	Lot Value	+ 74,398
Total Area	x 2,658	Indicated Value	= 408,489
Adjusted Cost	= 300,753	Value Per SqFt	153.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	334,091		
Lot Value	74,398		
Indicated Value	408,489	153.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	408,489	153.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154390	17x10		170	26.40		4,488
PRCH	Slab Porch - Covered	154392	173		173	26.39		4,565
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



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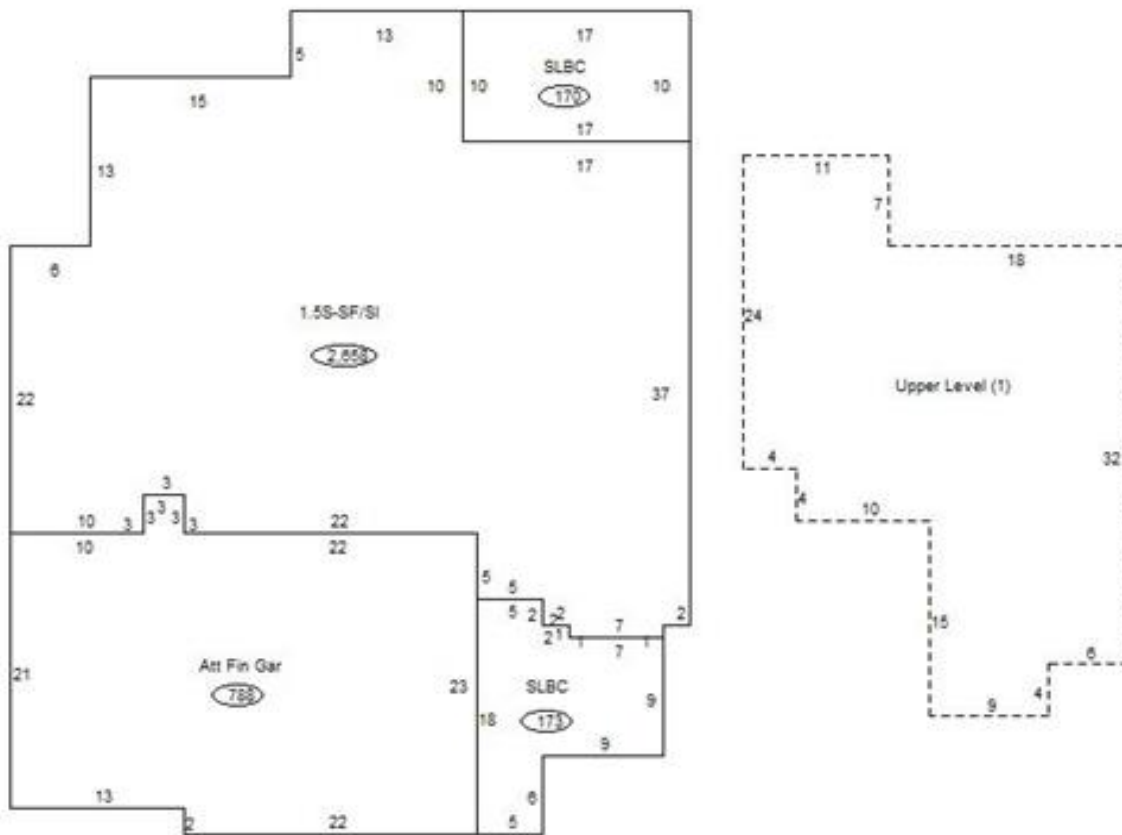
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### Sketch Image

660103339



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,787	1.487	2,658
2	M	PRCH		13	SLBC	170	1.000	170
3	G	5		13	Att Fin Gar	788	1.000	788
4	M	PRCH		13	SLBC	173	1.000	173
5	U	^UL		13	Upper Level (1)	871	1.000	871
<b>Total Building Area</b>						<b>1,787</b>		<b>2,658</b>