



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:13
Page 1

Assessment Data					Primary Image																																																												
Account 660103340 Parcel ID 00000-0-0-0000860-002-0010 Cadastral ID 24-20-14-03490 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 335343 BECKER, JOHN F 2876 N FRONT RD CATOOSA OK 74015-0000 Parcel Location Situs 02876 N FRONT RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103340_001.JPG 9/13/2025</p>																																																												
Legal Description Lat/Long: 36.19667223 -95.76285760																																																																	
Building Permits LOT 10 BLOCK 2 THE VALE AT REDBUD PHASE 1					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20</td> <td>R22- POSS NEW SFR PER MRTGE PPI</td> <td>12/2020</td> <td>08/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- POSS NEW SFR PER MRTGE PPI	12/2020	08/2021																																															
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2239		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,751.00 x 5.99 = 58,408		
Factor Value			
Adjustments	1.0000		
Lot Value	58,408		



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	2,285 / 2,285
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,285
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	749 Attached Garage - Finished 2 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	320,428	140.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	336,570		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.76	Total Misc Impr	+ 10,291
Roofing Adj	+ 4.57	Garage Cost	+ 27,968
Subfloor Adj	+ -2.19	Total RCN	= 325,186
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 13,007
Plumbing Adj	+ 6.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 312,179
Adj Base Cost	= 125.57	Lot Value	+ 58,408
Total Area	x 2,285	Indicated Value	= 370,587
Adjusted Cost	= 286,927	Value Per SqFt	162.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,179		
Lot Value	58,408		
Indicated Value	370,587	162.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	370,587	162.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151342	139		139	26.49		3,682
PRCH	Slab Porch - Covered	151343	17x10		170	26.40		4,488
PATO	Slab Porch - Open	151344	29x5		145	11.06		1,604
PATO	Slab Porch - Open	151345	9x5		45	11.48		517

