



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660103341 Parcel ID 00000-0-0-0000860-003-0001 Cadastral ID 24-20-14-03500 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334409 SCOTT, WENDELL & MARSHA REVOCABLE TRUST 2939 N DOGWOOD DR CATOOSA OK 74015-0000 Parcel Location Situs 02939 N DOGWOOD DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103341_001.JPG 9/13/2025</p>																																																																
Legal Description Lat/Long: 36.19741652 -95.76437928 LOT 1 BLOCK 3 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	0.2304		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,036.00 x 5.99 = 60,116		
Factor Value			
Adjustments	1.0000		
Lot Value	60,116		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,150 / 2,150
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,150
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	777 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	315,793	146.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	331,460		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.29	Total Misc Impr	+ 15,322
Roofing Adj	+ 4.62	Garage Cost	+ 29,013
Subfloor Adj	+ -2.19	Total RCN	= 318,611
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 12,744
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 305,867
Adj Base Cost	= 127.57	Lot Value	+ 60,116
Total Area	x 2,150	Indicated Value	= 365,983
Adjusted Cost	= 274,276	Value Per SqFt	170.22

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	305,867		
Lot Value	60,116		
Indicated Value	365,983	170.22	Per SqFt
Agland Value			
Site Improvements	2,800		
Total Value	368,783	171.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150560	127		127	26.53		3,369
PRCH	Slab Porch - Covered	150561	17x10		170	26.40		4,488
PATO	Slab Porch - Open	150562	19x9		171	10.82		1,850
FPR1	Fireplace - Residential 1 Story		1		1	5,615.40		5,615



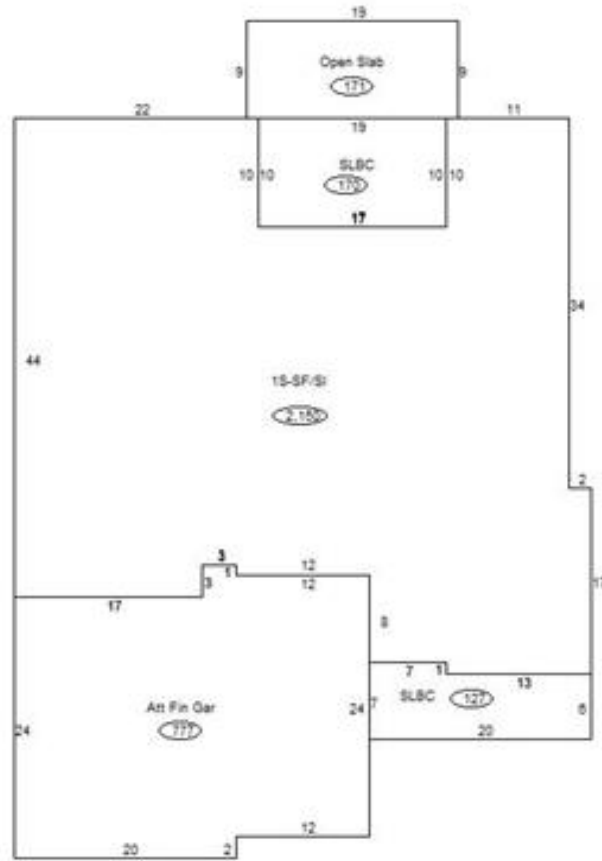
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,150	1.000	2,150
2	G	5		13	Att Fin Gar	777	1.000	777
3	M	PRCH		13	SLBC	127	1.000	127
4	M	PRCH		13	SLBC	170	1.000	170
5	M	PATO		13	Open Slab	171	1.000	171
Total Building Area						2,150		2,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GENR	Generator - Residential Standby	0x0x0			1
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2,800.00 x 1)		2,800			2,800	2,800