




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:19
Page 1

Assessment Data					Primary Image																																																												
Account 660103343 Parcel ID 00000-0-0-0000860-003-0003 Cadastral ID 24-20-14-03520 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 333864 WASHINGTON, STEPHANIE VERSHUN 2971 N DOGWOOD DR CATOOSA OK 74015-0000 Parcel Location Situs 02971 N DOGWOOD DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103343_002.JPG 9/13/2025</p>																																																												
Legal Description Lot/Long: 36.19765328 -95.76390793 LOT 3 BLOCK 3 THE VALE AT REDBUD PHASE 1																																																																	
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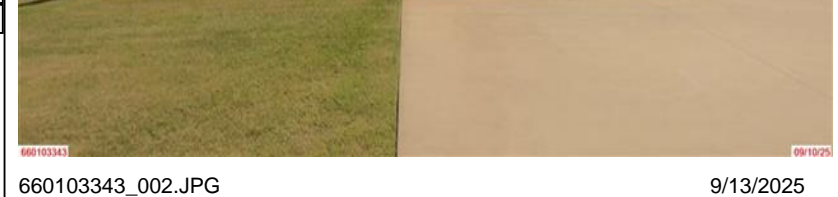
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Time 10:02:19
Page 2

Lot Data	Square-Foot - NBHD 1135 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2049	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,923.00 x 5.99 = 53,449	
Factor Value		
Adjustments	1.0000	
Lot Value	53,449	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,834 / 1,834
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,834
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	527 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2020 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,639	144.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	281,260		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	261,167		
Lot Value	53,449		
Indicated Value	314,616	171.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	314,616	171.55	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.78	Total Misc Impr	+	13,169			
Roofing Adj	+ 4.79	Garage Cost	+	20,811			
Subfloor Adj	+ -2.29	Total RCN	=	274,913			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	13,746			
Plumbing Adj	+ 8.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	261,167			
Adj Base Cost	= 131.37	Lot Value	+	53,449			
Total Area	x 1,834	Indicated Value	=	314,616			
Adjusted Cost	= 240,933	Value Per SqFt		171.55			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	149004	15x9		135	26.51		3,579
PRCH	Porch	149006	10x8		80	26.68		2,134
PATO	Patio - Open	149007	17x10		170	10.83		1,841

