




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660103344 <b>Parcel ID</b> 00000-0-0-0000860-003-0004 <b>Cadastral ID</b> 24-20-14-03530 <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> 337897 KANG, YOONHEE  2987 N DOGWOOD DR CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 02987 N DOGWOOD DR <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0004 / 0003 <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					 <p>660103344_001.JPG 9/13/2025</p>																																																																
<b>Legal Description</b> Lot/Long: 36.19782328 -95.76381241 LOT 4 BLOCK 3 THE VALE AT REDBUD PHASE 1																																																																					
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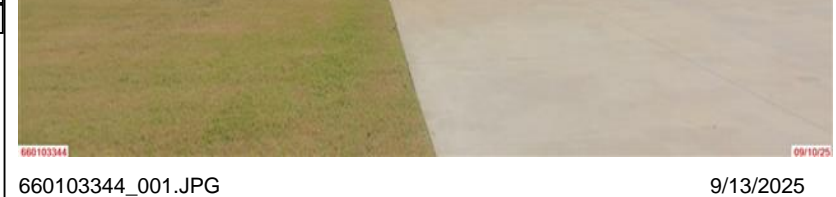
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Lot Data		Square-Foot - NBHD 1135 #1		Primary Image	
Lot Size	0	0			
Lot Count	1				
Units Buildable					
Non-Ag Acres	0.2231				
Topography					
Street Access					
Utilities					
Amenities			0		
			0		
Method	Square-Foot				
Base Lot Value	9,716.00 x 5.99 = 58,199				
Factor Value					
Adjustments	1.1645				
Lot Value	67,774				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,870 / 1,870
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,870
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	617 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3



660103344\_001.JPG 9/13/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	281,122	150.33	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	360,100 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.94	Total Misc Impr	+ 10,537
Roofing Adj	+ 4.77	Garage Cost	+ 23,539
Subfloor Adj	+ -2.27	Total RCN	= 276,540
Heat/Cool Adj	+ 12.64	Depreciation ( 3%)	- 8,296
Plumbing Adj	+ 7.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 268,244
Adj Base Cost	= 129.66	Lot Value	+ 67,774
Total Area	x 1,870	Indicated Value	= 336,018
Adjusted Cost	= 242,464	Value Per SqFt	179.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	268,244		
Lot Value	67,774		
Indicated Value	336,018	179.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	336,018	179.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154396	66		66	26.72		1,764
PRCH	Slab Porch - Covered	154397	15x9		135	26.51		3,579
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



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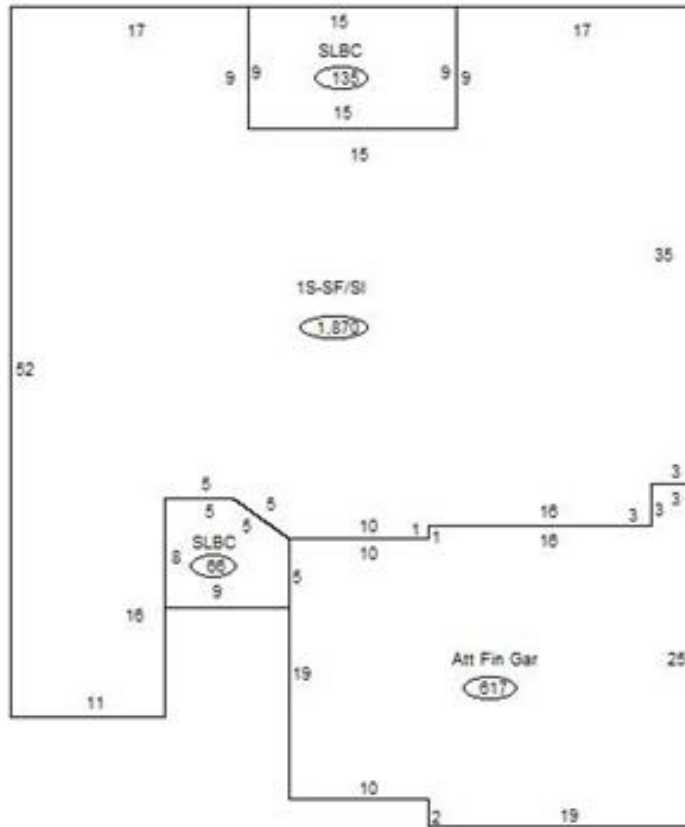
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Sketch Image

660103344



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,870	1.000	1,870
2	G	5		13	Att Fin Gar	617	1.000	617
3	M	PRCH		13	SLBC	66	1.000	66
4	M	PRCH		13	SLBC	135	1.000	135
<b>Total Building Area</b>						<b>1,870</b>		<b>1,870</b>