



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:02:22  
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Assessment Data					Primary Image				
Account	660103345								
Parcel ID	00000-0-0-0000860-003-0005								
Cadastral ID	24-20-14-03540								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	340036								
BUCKMASTER, JUSTIN D									
3003 N DOGWOOD DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	03003 N DOGWOOD DR								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0005 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	24 / 20 / 14 / 5								
Neighborhood	1135 - R-V01-NW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19802572 -95.76379981									
Building Permits									
LOT 5 BLOCK 3 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R21	R22- POSS NEW SFR PER MRTGE PPI	05/2021	01/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MOYA, EARNEST	10/20/2022	349,500	YES					
/	BUTLER HOMES LLC	01/31/2022	340,000	YES					
/	THE VALE AT REDBUD LLC	05/12/2021	43,500	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2023	Land Value	74,835	74,835	11%	8,232	Assessed	38,674 4,124.97	
Year Frozen		Improvements	278,951	276,745		30,442	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	353,786	351,580		38,674	Total Taxable	37,674 4,018.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103345	BUCKMASTER, JUSTIN D	1	341,340	0	37,548	4,005.00		
2024	2024-660103345	BUCKMASTER, JUSTIN D	1	349,500	0	38,445	4,056.00		
2023	2023-660103345	BUCKMASTER, JUSTIN D	1	349,500	0	38,445	3,946.00		
2022	2022-660103345	MOYA, EARNEST	1	149,296	0	16,423	1,649.00		
2021	2021-660103345	BUTLER HOMES LLC	1	2,519	0	277	24.00		
2020	2020-660103345	THE VALE AT REDBUD LLC	1	2,519	0	277	25.00		



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2145		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,343.00 x 5.99 = 55,965		
Factor Value			
Adjustments	1.3372		
Lot Value	74,835		



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	1,951 / 1,951
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,951
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	739 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	294,947	151.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	368,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.99	Total Misc Impr	+	11,145			
Roofing Adj	+ 4.72	Garage Cost	+	27,594			
Subfloor Adj	+ -2.22	Total RCN	=	290,574			
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	-	11,623			
Plumbing Adj	+ 7.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	278,951			
Adj Base Cost	= 129.08	Lot Value	+	74,835			
Total Area	x 1,951	Indicated Value	=	353,786			
Adjusted Cost	= 251,835	Value Per SqFt		181.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	278,951		
Lot Value	74,835		
Indicated Value	353,786	181.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	353,786	181.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152741	16x8		128	26.53		3,396
PRCH	Slab Porch - Covered	152742	10x8		80	26.68		2,134
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615

