



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660103346								
Parcel ID	00000-0-0-0000860-003-0006								
Cadastral ID	24-20-14-03550								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	336939								
SANDERS, TODD OWEN & ARIEL									
3019 N DOGWOOD DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	03019 N DOGWOOD DR								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0006 / 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: 36.19817718 -95.76369769									
Building Permits									
LOT 6 BLOCK 3 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R21 171036	R22- NEW SFR	05/2021	01/2022	165,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BUTLER HOMES LLC	12/17/2021	290,500	YES					
/	THE VALE AT REDBUD LLC	05/06/2021	43,500	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	55,527	50,845	11%	5,593	Assessed	34,918 3,724.35	
Year Frozen		Improvements	271,492	266,591		29,325	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -106.00	
TIF Project ID	0	Total Value	327,019	317,436		34,918	Total Taxable	33,918 3,618.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103346	SANDERS, TODD OWEN &	1	315,496	1000	32,901	3,509.00		
2024	2024-660103346	SANDERS, TODD OWEN &	1	325,785	1000	31,914	3,367.00		
2023	2023-660103346	SANDERS, TODD OWEN &	1	290,500	1000	30,955	3,177.00		
2022	2022-660103346	SANDERS, TODD OWEN &	1	290,500	1000	30,955	3,107.00		
2021	2021-660103346	BUTLER HOMES LLC	1	2,519	0	277	24.00		
2020	2020-660103346	THE VALE AT REDBUD LLC	1	2,519	0	277	25.00		



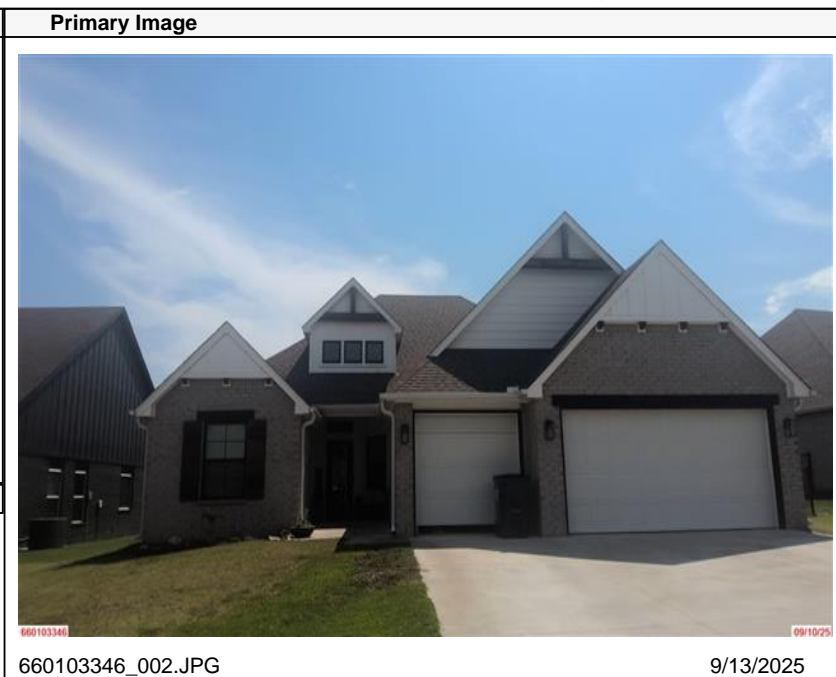
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2128		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,270.00 x 5.99 = 55,527		
Factor Value			
Adjustments	1.0000		
Lot Value	55,527		



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	1,869 / 1,869
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,869
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	617 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	278,008	148.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	292,540		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.63	Total Misc Impr	+ 12,426
Roofing Adj	+ 4.77	Garage Cost	+ 23,539
Subfloor Adj	+ -2.27	Total RCN	= 282,804
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 11,312
Plumbing Adj	+ 8.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 271,492
Adj Base Cost	= 132.07	Lot Value	+ 55,527
Total Area	x 1,869	Indicated Value	= 327,019
Adjusted Cost	= 246,839	Value Per SqFt	174.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	271,492		
Lot Value	55,527		
Indicated Value	327,019	174.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	327,019	174.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152745	15x9		135	26.51		3,579
PRCH	Slab Porch - Covered	152746	68		68	26.71		1,816
PATO	Slab Porch - Open	152747	14x9		126	11.24		1,416
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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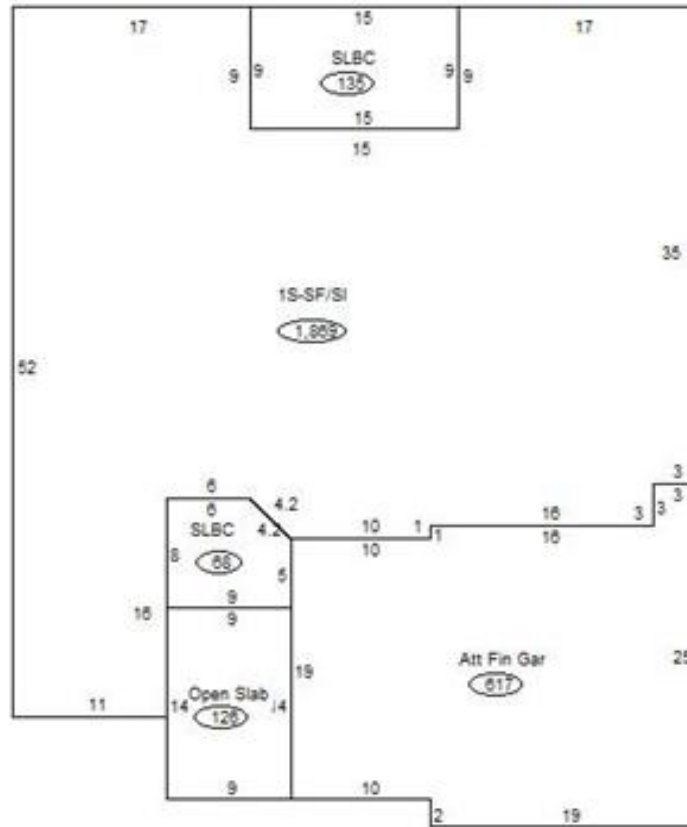
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Sketch Image

660103346



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,869	1.000	1,869
2	G	5		13	Att Fin Gar	617	1.000	617
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	68	1.000	68
5	M	PATO		13	Open Slab	126	1.000	126
Total Building Area						1,869		1,869