



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:02:26  
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Assessment Data					Primary Image																																																																
<b>Account</b> 660103347 <b>Parcel ID</b> 00000-0-0-0000860-003-0007 <b>Cadastral ID</b> 24-20-14-03560 <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> 339708 SPEAKMAN, KEVIN & TABITHA  3035 N DOGWOOD DR CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 03035 N DOGWOOD DR <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0007 / 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>660103347_002.JPG 9/13/2025</p>																																																																
<b>Legal Description</b> Lot/Long: 36.19823753 -95.76339503 LOT 7 BLOCK 3 THE VALE AT REDBUD PHASE 1																																																																					
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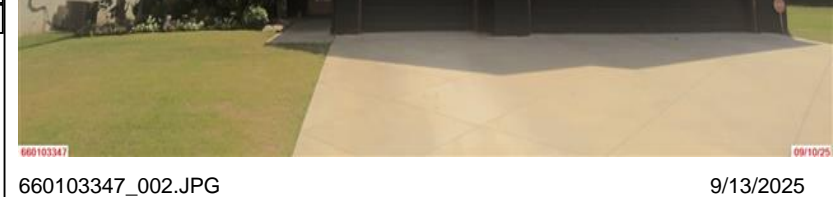
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Lot Data	Square-Foot - NBHD 1135 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1984	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,642.00 x 5.99 = 51,766	
Factor Value		
Adjustments	1.4263	
Lot Value	73,832	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,001 / 2,001
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,001
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	618 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3



660103347\_002.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	315,405	157.62	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	355,070 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.62	Total Misc Impr	+	14,387	
Roofing Adj	+ 5.38	Garage Cost	+	29,442	
Subfloor Adj	+ -3.40	Total RCN	=	315,845	
Heat/Cool Adj	+ 14.47	Depreciation ( 3%)	-	9,475	
Plumbing Adj	+ 8.87	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	306,370	
Adj Base Cost	= 135.94	Lot Value	+	73,832	
Total Area	x 2,001	Indicated Value	=	380,202	
Adjusted Cost	= 272,016	Value Per SqFt		190.01	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	306,370		
Lot Value	73,832		
Indicated Value	380,202	190.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	380,202	190.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154424	121		121	29.12		3,524
PRCH	Slab Porch - Covered	154425	17x10		170	28.92		4,916
FPPF	Fireplace - Prefabricated			1	1	5,947.13		5,947



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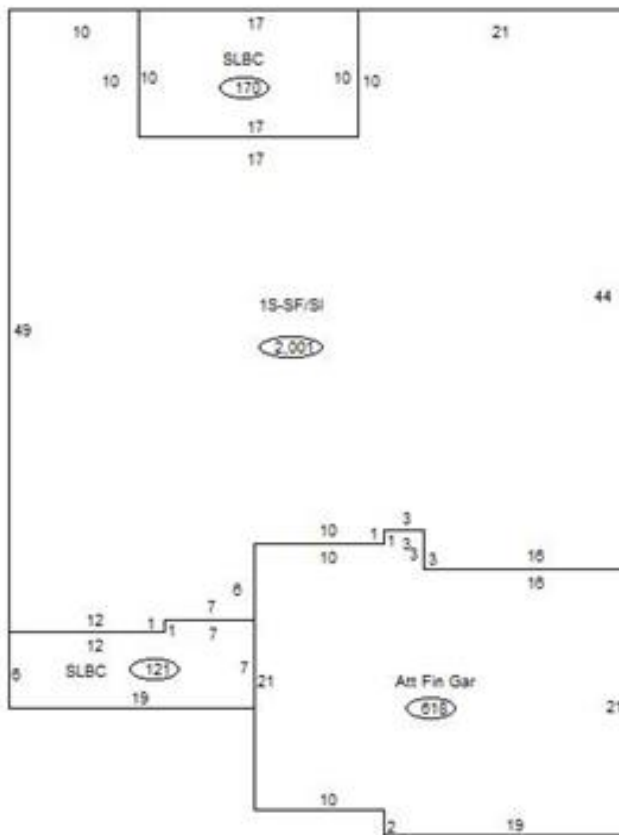
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Sketch Image

660103347



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,001	1.000	2,001
2	G	5		13	Att Fin Gar	618	1.000	618
3	M	PRCH		13	SLBC	121	1.000	121
4	M	PRCH		13	SLBC	170	1.000	170
<b>Total Building Area</b>						2,001		2,001