



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:02:28
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Account 660103348 Parcel ID 00000-0-0-0000860-003-0008 Cadastral ID 24-20-14-03570 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 331020 LONSTRETH, BARRON & RAYNA LONGSTRETH 3051 N DOGWOOD DR CATOOSA OK 74015-0000 Parcel Location Situs 03051 N DOGWOOD DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS | | | | | <p>660103348_002.JPG 9/13/2025</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.19837162 -95.76331258 LOT 8 BLOCK 3 THE VALE AT REDBUD PHASE 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | | | | | | <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R19 170542</td> <td>R21- NEW SFR</td> <td>11/2019</td> <td>02/2020</td> <td>279,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R19 170542 | R21- NEW SFR | 11/2019 | 02/2020 | 279,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R19 170542 | R21- NEW SFR | 11/2019 | 02/2020 | 279,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | MCAFEE HOLDING GROUP INC | 06/11/2020 | 285,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | THE VALE AT REDBUD LLC | 10/22/2019 | 45,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 53,107</td> <td>53,107</td> <td>11%</td> <td>5,842</td> <td>Assessed</td> <td>38,684</td> <td>4,126.04</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 298,566</td> <td>298,566</td> <td></td> <td>32,842</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 351,673</td> <td>351,673</td> <td></td> <td>38,684</td> <td>Total Taxable</td> <td>38,684</td> <td>4,126.00</td> </tr> </tbody> </table> | | | | | | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | Remove Cap | 2021 | Land Value 53,107 | 53,107 | 11% | 5,842 | Assessed | 38,684 | 4,126.04 | Year Frozen | | Improvements 298,566 | 298,566 | | 32,842 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 351,673 | 351,673 | | 38,684 | Total Taxable | 38,684 | 4,126.00 | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2021 | Land Value 53,107 | 53,107 | 11% | 5,842 | Assessed | 38,684 | 4,126.04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements 298,566 | 298,566 | | 32,842 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 351,673 | 351,673 | | 38,684 | Total Taxable | 38,684 | 4,126.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660103348</td> <td>LONSTRETH, BARRON &</td> <td>1</td> <td>340,379</td> <td>0</td> <td>37,442</td> <td>3,994.00</td> </tr> <tr> <td>2024</td> <td>2024-660103348</td> <td>LONSTRETH, BARRON &</td> <td>1</td> <td>351,292</td> <td>0</td> <td>36,536</td> <td>3,854.00</td> </tr> <tr> <td>2023</td> <td>2023-660103348</td> <td>LONSTRETH, BARRON &</td> <td>1</td> <td>322,131</td> <td>0</td> <td>34,796</td> <td>3,571.00</td> </tr> <tr> <td>2022</td> <td>2022-660103348</td> <td>LONSTRETH, BARRON &</td> <td>1</td> <td>322,126</td> <td>0</td> <td>33,139</td> <td>3,326.00</td> </tr> <tr> <td>2021</td> <td>2021-660103348</td> <td>LONSTRETH, BARRON &</td> <td>1</td> <td>286,921</td> <td>0</td> <td>31,561</td> <td>2,777.00</td> </tr> <tr> <td>2020</td> <td>2020-660103348</td> <td>LONSTRETH, BARRON &</td> <td>1</td> <td>42,500</td> <td>0</td> <td>4,675</td> <td>414.00</td> </tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660103348 | LONSTRETH, BARRON & | 1 | 340,379 | 0 | 37,442 | 3,994.00 | 2024 | 2024-660103348 | LONSTRETH, BARRON & | 1 | 351,292 | 0 | 36,536 | 3,854.00 | 2023 | 2023-660103348 | LONSTRETH, BARRON & | 1 | 322,131 | 0 | 34,796 | 3,571.00 | 2022 | 2022-660103348 | LONSTRETH, BARRON & | 1 | 322,126 | 0 | 33,139 | 3,326.00 | 2021 | 2021-660103348 | LONSTRETH, BARRON & | 1 | 286,921 | 0 | 31,561 | 2,777.00 | 2020 | 2020-660103348 | LONSTRETH, BARRON & | 1 | 42,500 | 0 | 4,675 | 414.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660103348 | LONSTRETH, BARRON & | 1 | 340,379 | 0 | 37,442 | 3,994.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660103348 | LONSTRETH, BARRON & | 1 | 351,292 | 0 | 36,536 | 3,854.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 2022 | 2022-660103348 | LONSTRETH, BARRON & | 1 | 322,126 | 0 | 33,139 | 3,326.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660103348 | LONSTRETH, BARRON & | 1 | 286,921 | 0 | 31,561 | 2,777.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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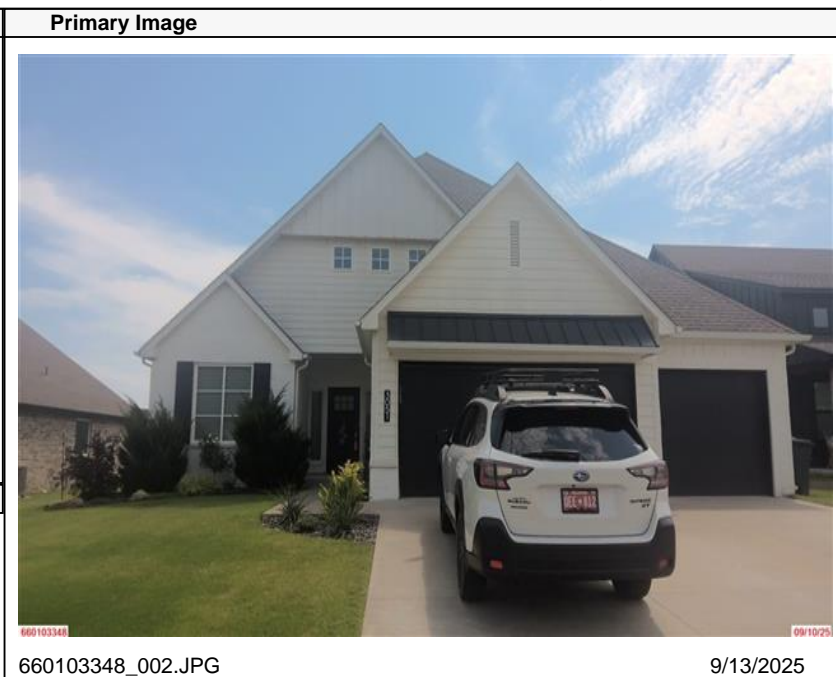
Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:02:28
 Page 2

| Lot Data | | Square-Foot - NBHD 1135 #1 | |
|-----------------|--------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.2035 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 8,866.00 x 5.99 = 53,107 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 53,107 | | |



| Residential Data | |
|------------------|---------------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 90% Veneer, Masonry 10% Frame, Siding, Wood |
| Base/Total Area | 2,132 / 2,132 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,132 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 2.0 / 1.0 |
| Basement Area | |
| Garage Type | 616 Attached Garage - Finished 3 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 | 294,531 | 138.15 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 316,790 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 105.10 | Total Misc Impr | + 15,048 |
| Roofing Adj | + 4.63 | Garage Cost | + 23,500 |
| Subfloor Adj | + -2.19 | Total RCN | = 314,280 |
| Heat/Cool Adj | + 12.64 | Depreciation (5%) | - 15,714 |
| Plumbing Adj | + 9.15 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 298,566 |
| Adj Base Cost | = 129.33 | Lot Value | + 53,107 |
| Total Area | x 2,132 | Indicated Value | = 351,673 |
| Adjusted Cost | = 275,732 | Value Per SqFt | 164.95 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 298,566 | | |
| Lot Value | 53,107 | | |
| Indicated Value | 351,673 | 164.95 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 351,673 | 164.95 | Total Value Per SqFt |

| 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 | 145429 | 27x11 | | 297 | 26.00 | | 7,722 |
| PRCH | SLAB PORCH - COVERED | 145430 | 8x8 | | 64 | 26.73 | | 1,711 |

