



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	660103349								
Parcel ID	00000-0-0-0000860-003-0009								
Cadastral ID	24-20-14-03580								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	335527								
MOODY, JESSIE WESLEY & SARAH LYNN									
3067 N DOGWOOD DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	03067 N DOGWOOD DR								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0009 / 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: 36.19843823 -95.76300916									
Building Permits									
LOT 9 BLOCK 3 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R25 172675	NEW POOL	11/2025	04/2026	60,000					
R21	R22- POSS NEW SFR PER MRTGE	02/2021	08/2021	236,300					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BUTLER HOMES LLC	08/25/2021	283,500	YES					
/	THE VALE AT REDBUD LLC	01/15/2021	43,500	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	55,479	50,802	11%	5,588	Assessed	34,076 3,634.55	
Year Frozen		Improvements	273,415	258,985		28,488	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	328,894	309,787		34,076	Total Taxable	33,076 3,528.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103349	MOODY, JESSIE WESLEY &	1	316,545	1000	32,084	3,422.00		
2024	2024-660103349	MOODY, JESSIE WESLEY &	1	327,056	1000	31,120	3,283.00		
2023	2023-660103349	MOODY, JESSIE WESLEY &	1	283,500	0	31,185	3,201.00		
2022	2022-660103349	MOODY, JESSIE WESLEY &	1	283,500	0	31,185	3,130.00		
2021	2021-660103349	MOODY, JESSIE WESLEY &	1	2,519	0	277	24.00		
2020	2020-660103349	THE VALE AT REDBUD LLC	1	2,519	0	277	25.00		



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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	0.2126	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,262.00 x 5.99 = 55,479	
Factor Value		
Adjustments	1.0000	
Lot Value	55,479	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,860 / 1,860
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,860
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	654 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	
Adjusted R	0.8445		
Indicated Value	300,379	161.49	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	252,580 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	273,415		
Lot Value	55,479		
Indicated Value	328,894	176.82	Per SqFt
Agland Value			
Site Improvements	19,727		
Total Value	348,621	187.43	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.17	Total Misc Impr	+	13,318			
Roofing Adj	+ 4.77	Garage Cost	+	24,760			
Subfloor Adj	+ -2.27	Total RCN	=	284,807			
Heat/Cool Adj	+ 12.64	Depreciation (4%)	-	11,392			
Plumbing Adj	+ 8.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	273,415			
Adj Base Cost	= 132.65	Lot Value	+	55,479			
Total Area	x 1,860	Indicated Value	=	328,894			
Adjusted Cost	= 246,729	Value Per SqFt		176.82			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150737	50		50	26.77		1,339
PRCH	Slab Porch - Covered	150738	14x9		126	26.54		3,344
PATO	Slab Porch - Open	150739	14x8		112	11.37		1,273
PATO	Slab Porch - Open	150740	20x8		160	10.92		1,747
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



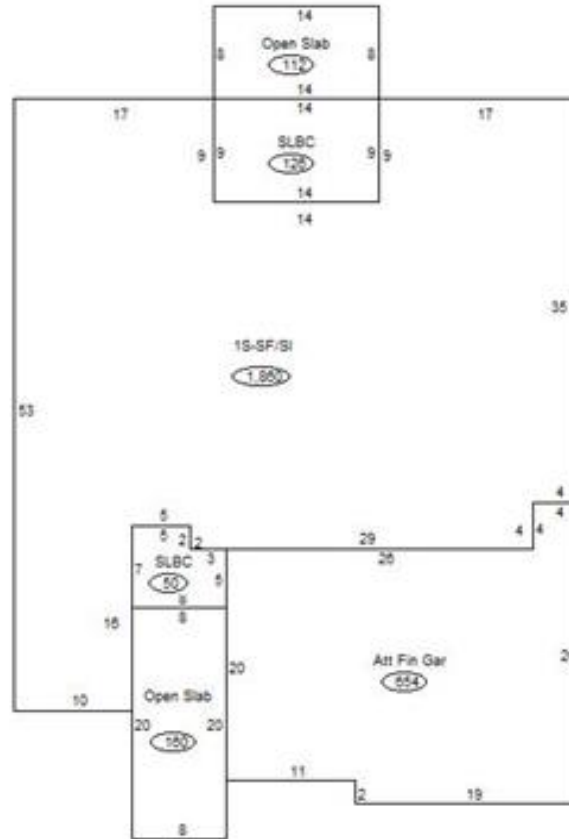
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,860	1.000	1,860
2	G	5		13	Att Fin Gar	654	1.000	654
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PRCH		13	SLBC	126	1.000	126
5	M	PATO		13	Open Slab	112	1.000	112
6	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,860		1,860



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	14x24x6	Reinforced-Concrete		336
	Qual 4	Cond 4	Year 2026	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (58.71 x 336)		19,727	19,727			19,727