



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:02:31
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Assessment Data				Primary Image							
Account	660103350			<p>660103350_001.JPG 9/13/2025</p>							
Parcel ID	00000-0-0-0000860-003-0010										
Cadastral ID	24-20-14-03590										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	3								
Tax Area	1 - CATOOSA OT										
Name ID	332418										
MOODY, WESLEY H & TERESA A											
3083 N DOGWOOD DR CATOOSA OK 74015-0000											
Parcel Location											
Situs	03083 N DOGWOOD DR										
Subdivision	VALE AT REDBUD PHASE 1 (THE)										
Lot/Block	0010 / 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: 36.19855377 -95.76284751			Building Permits							
LOT 10 BLOCK 3 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount			
				R19 170553	R21- NEW SFR	11/2019	02/2020	300,000			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	MCAFEE HOLDING GROUP INC	10/08/2020	350,000	YES		
					/	THE VALE AT REDBUD LLC	10/22/2019	41,000	YES		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax		
Remove Cap	2021		Land Value	55,887	55,887	11%	6,148	Assessed	44,662	4,763.65	
Year Frozen			Improvements	350,126	350,126		38,514	Penalty	0		
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0		Total Value	406,013	406,013		44,662	Total Taxable	44,662	4,764.00	
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103350	MOODY, WESLEY H &			1	390,958	0	43,006	4,587.00		
2024	2024-660103350	MOODY, WESLEY H &			1	405,331	0	44,586	4,703.00		
2023	2023-660103350	MOODY, WESLEY H &			1	394,274	0	42,564	4,368.00		
2022	2022-660103350	MOODY, WESLEY H &			1	394,251	0	40,538	4,069.00		
2021	2021-660103350	MOODY, WESLEY H &			1	350,975	0	38,607	3,397.00		
2020	2020-660103350	MCAFEE HOLDING GROUP INC			1	42,500	0	4,675	414.00		



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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	0.2142		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,330.00 x 5.99 = 55,887		
Factor Value			
Adjustments	1.0000		
Lot Value	55,887		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,204 / 2,768
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,204
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	803 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	360,862	130.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	416,270		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.67	Total Misc Impr	+ 13,953
Roofing Adj	+ 3.65	Garage Cost	+ 29,984
Subfloor Adj	+ -1.74	Total RCN	= 365,606
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 18,280
Plumbing Adj	+ 8.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 347,326
Adj Base Cost	= 116.21	Lot Value	+ 55,887
Total Area	x 2,768	Indicated Value	= 403,213
Adjusted Cost	= 321,669	Value Per SqFt	145.67

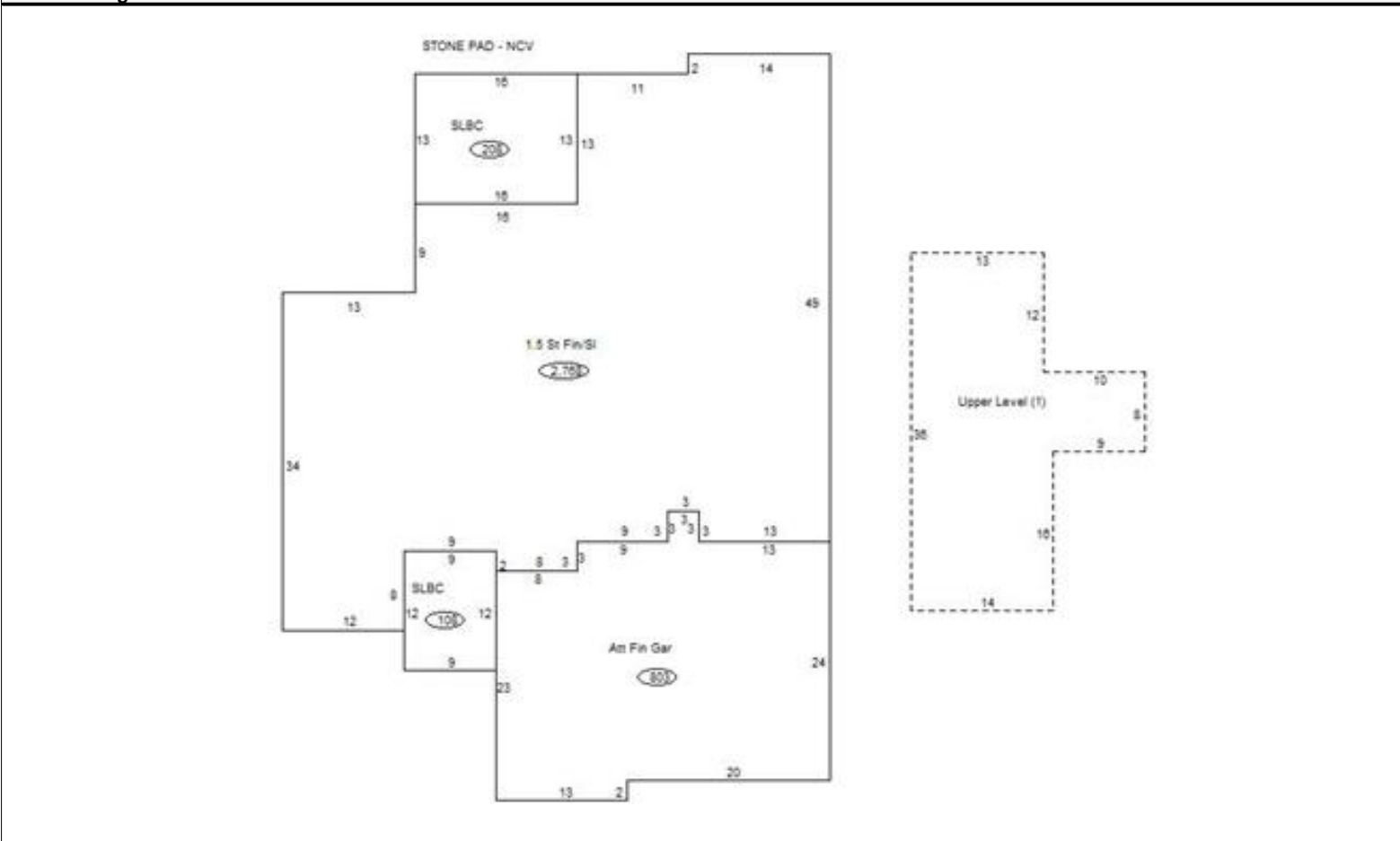
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	347,326		
Lot Value	55,887		
Indicated Value	403,213	145.67	Per SqFt
Agland Value			
Site Improvements	2,800		
Total Value	406,013	146.68	Total Value Per SqFt

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	145424	16x13		208	26.28		5,466
PRCH	SLAB PORCH - COVERED	145425	12x9		108	26.59		2,872



Sketch Image

660103350



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,204	1.256	2,768
2	G	5		13	Att Fin Gar	803	1.000	803
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PRCH		13	SLBC	108	1.000	108
5	U	^UL		13	Upper Level (1)	564	1.000	564
6	N	0		13	STONE PAD - NCV		0.000	
Total Building Area						2,204		2,768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GENR	Generator - Residential Standby	0x0x0			1
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,800.00 x 1)	2,800		2,800	2,800