



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:37
Page 1

Assessment Data					Primary Image																																		
Account 660103353 Parcel ID 00000-0-0-0000860-003-0013 Cadastral ID 24-20-14-03620 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345108 BLOSCH, KENDYL & BRIANA CAMPBELL-BLOSCH 3050 N BRIARWOOD AVE CATOOSA OK 74015-0000 Parcel Location Situs 03050 N BRIARWOOD AVE Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0013 / 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 Lot/Long: 36.19805619 -95.76267053																																							
Building Permits					<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>R21</td> <td>R22- POSS NEW CONST PER MRTGE</td> <td>01/2021</td> <td>11/2021</td> <td>249,200</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- POSS NEW CONST PER MRTGE	01/2021	11/2021	249,200																				
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																														
Remove Cap	2025	Land Value	56,244	56,244	11%	6,187	Assessed	41,634	4,440.68																														
Year Frozen		Improvements	322,244	322,244		35,447	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	378,488	378,488		41,634	Total Taxable	41,634	4,441.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660103353	BLOSCH, KENDYL &			1	365,000	0	40,150	4,282.00																														
2024	2024-660103353	BLOSCH, KENDYL &			1	376,277	0	39,848	4,204.00																														
2023	2023-660103353	HARWARD, ASHTON & YOSELIN			1	345,000	0	37,950	3,895.00																														
2022	2022-660103353	HARWARD, ASHTON & YOSELIN			1	345,000	0	37,950	3,809.00																														
2021	2021-660103353	HARWARD, ASHTON & YOSELIN			1	2,519	0	277	24.00																														
2020	2020-660103353	THE VALE AT REDBUD LLC			1	2,519	0	277	25.00																														



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 Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2095		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,124.00 x 5.99 = 54,653		
Factor Value			
Adjustments	1.0291		
Lot Value	56,244		



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	2,364 / 2,364
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,364
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	637 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

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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	316,235	133.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	333,420		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.72	Total Misc Impr	+ 13,985
Roofing Adj	+ 4.54	Garage Cost	+ 24,200
Subfloor Adj	+ -2.19	Total RCN	= 335,671
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 13,427
Plumbing Adj	+ 7.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 322,244
Adj Base Cost	= 125.84	Lot Value	+ 56,244
Total Area	x 2,364	Indicated Value	= 378,488
Adjusted Cost	= 297,486	Value Per SqFt	160.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,244		
Lot Value	56,244		
Indicated Value	378,488	160.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	378,488	160.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152341	18x13		234	26.20		6,131
PRCH	Slab Porch - Covered	152342	84		84	26.66		2,239
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615

