



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:40
Page 1

Assessment Data					Primary Image				
Account	660103355				<p>660103355_001.JPG 9/13/2025</p>				
Parcel ID	00000-0-0-0000860-003-0015								
Cadastral ID	24-20-14-03640								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	333928								
BENNY, JAMES L & JULIANA CARMELA									
3014 N BRIARWOOD AVE CATOOSA OK 74015-0000									
Parcel Location									
Situs	03014 N BRIARWOOD AVE								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0015 / 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: 36.19785018 -95.76301988									
Building Permits									
LOT 15 BLOCK 3 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R20	R21- POSS NEW SFR PER MRTGE	08/2020	01/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LEG PROPERTIES LLC	03/18/2021	277,500	YES					
/	THE VALE AT REDBUD LLC	07/27/2020	43,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	52,371	47,783	11%	5,256	Assessed	33,355 3,557.64	
Year Frozen		Improvements	271,318	255,447		28,099	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	323,689	303,230		33,355	Total Taxable	32,355 3,451.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103355	BENNY, JAMES L &	1	308,976	1000	31,384	3,347.00		
2024	2024-660103355	BENNY, JAMES L &	1	319,336	1000	30,440	3,211.00		
2023	2023-660103355	BENNY, JAMES L &	1	277,500	1000	29,525	3,030.00		
2022	2022-660103355	BENNY, JAMES L &	1	277,500	1000	29,525	2,964.00		
2021	2021-660103355	BENNY, JAMES L &	1	258,860	0	28,475	2,505.00		
2020	2020-660103355	LEG PROPERTIES LLC	1	2,519	0	277	25.00		



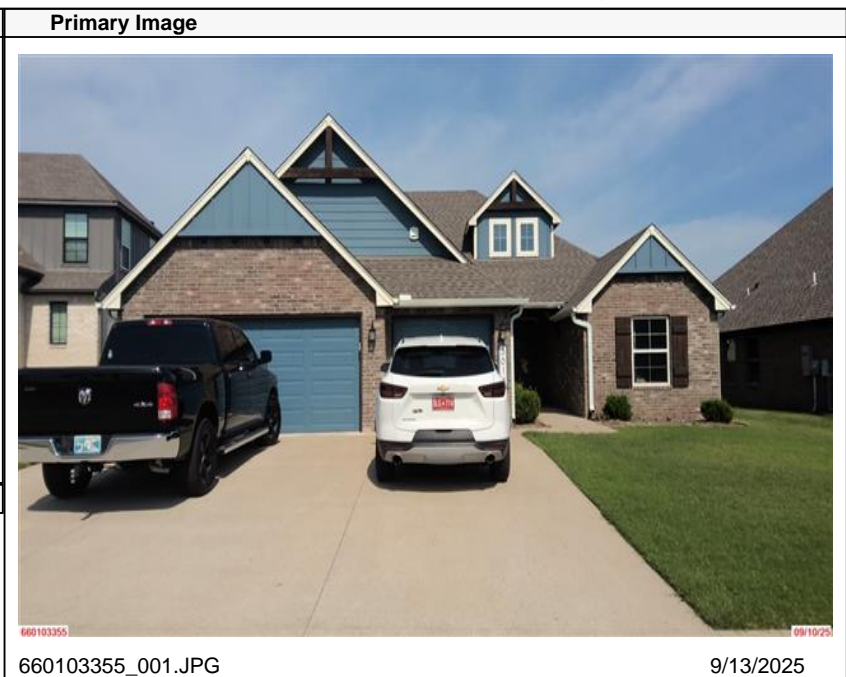
Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:41
Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2007		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,743.00 x 5.99 = 52,371		
Factor Value			
Adjustments	1.0000		
Lot Value	52,371		



660103355_001.JPG 9/13/2025

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	1,876 / 1,876
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,876
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	627 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	279,468	148.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	294,070		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.56	Total Misc Impr	+ 11,205
Roofing Adj	+ 4.76	Garage Cost	+ 23,870
Subfloor Adj	+ -2.26	Total RCN	= 282,651
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 14,133
Plumbing Adj	+ 8.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 268,518
Adj Base Cost	= 131.97	Lot Value	+ 52,371
Total Area	x 1,876	Indicated Value	= 320,889
Adjusted Cost	= 247,576	Value Per SqFt	171.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	268,518		
Lot Value	52,371		
Indicated Value	320,889	171.05	Per SqFt
Agland Value			
Site Improvements	2,800		
Total Value	323,689	172.54	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	148995	15x9		135	26.51		3,579
PRCH	Porch	148996	58		58	26.75		1,552
PATO	Patio - Open	148997	8x5		40	11.48		459



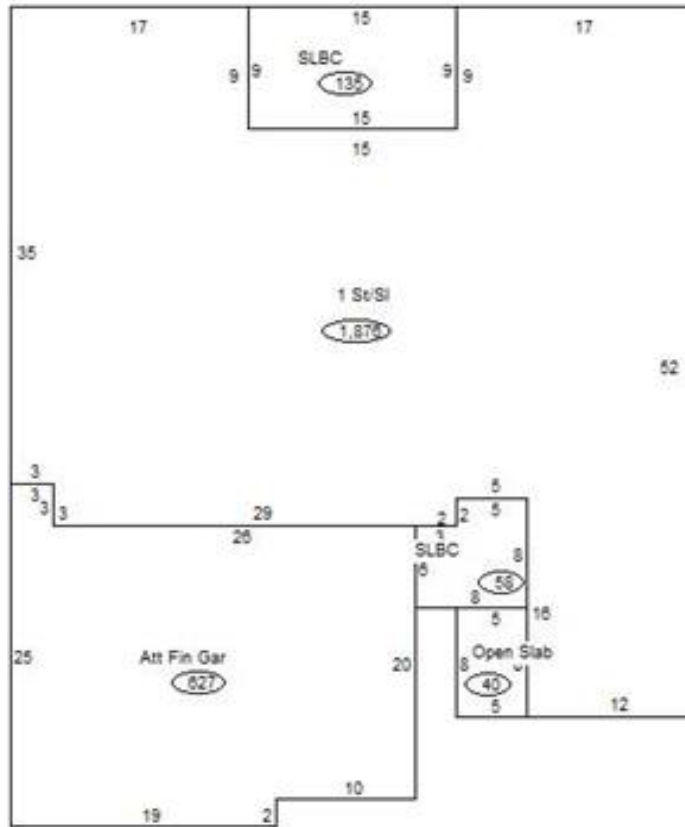
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:02:41
 Page 3

Sketch Image

660103355



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,876	1.000	1,876
2	G	5		13	Att Fin Gar	627	1.000	627
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	58	1.000	58
5	M	PATO		13	Open Slab	40	1.000	40
Total Building Area						1,876		1,876



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:41
Page 4

660103355

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