



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:02:46  
Page 1

Assessment Data					Primary Image																																																																					
<b>Account</b> 660103358 <b>Parcel ID</b> 00000-0-0-0000860-003-0018 <b>Cadastral ID</b> 24-20-14-03670 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 338199 HUXTABLE, KEVIN & KASIE  2960 N BRIARWOOD AVE CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 02960 N BRIARWOOD AVE <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0018 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 20 / 14 / 5 <b>Neighborhood</b> 1135 - R-V01-NW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660103358_001.JPG 09/10/25</p>																																																																					
<b>Legal Description</b> Lat/Long: 36.19746947 -95.76356626 LOT 18 BLOCK 3 THE VALE AT REDBUD PHASE 1																																																																										
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Date 04/18/2026  
 Time 10:02:46  
 Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2029		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,840.00 x 5.99 = 52,952		
Factor Value			
Adjustments	1.0000		
Lot Value	52,952		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,387 / 2,387
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,387
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	665 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	323,470	135.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	381,040		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.36	Total Misc Impr	+ 11,775
Roofing Adj	+ 4.54	Garage Cost	+ 25,117
Subfloor Adj	+ -2.19	Total RCN	= 333,835
Heat/Cool Adj	+ 12.64	Depreciation ( 3%)	- 10,015
Plumbing Adj	+ 7.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 323,820
Adj Base Cost	= 124.40	Lot Value	+ 52,952
Total Area	x 2,387	Indicated Value	= 376,772
Adjusted Cost	= 296,943	Value Per SqFt	157.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	323,820		
Lot Value	52,952		
Indicated Value	376,772	157.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	376,772	157.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154408	219		219	26.24		5,747
PRCH	Slab Porch - Covered	154409	23x10		230	26.21		6,028



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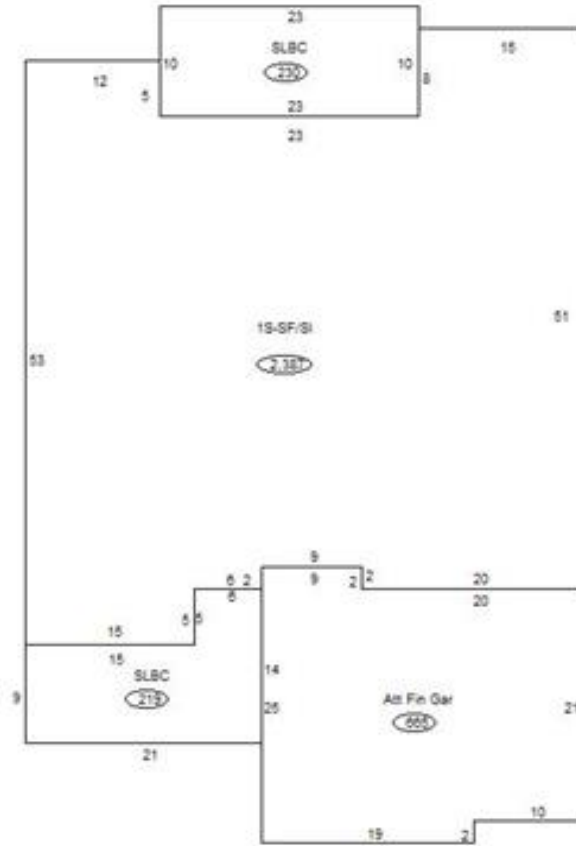
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 Page 3

Sketch Image

660103358



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,387	1.000	2,387
2	G	5		13	Att Fin Gar	665	1.000	665
3	M	PRCH		13	SLBC	219	1.000	219
4	M	PRCH		13	SLBC	230	1.000	230
<b>Total Building Area</b>						<b>2,387</b>		<b>2,387</b>