



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:02:49  
 Page 1

Assessment Data					Primary Image																																																												
<b>Account</b> 660103360 <b>Parcel ID</b> 00000-0-0-0000860-003-0020 <b>Cadastral ID</b> 24-20-14-03690 <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> 333361 BOULDIN, NENA CECILIA & JOSEPH GEORGE LEAKE  2924 N BRIARWOOD AVE CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 02924 N BRIARWOOD AVE <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0020 / 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>660103360_001.JPG 9/13/2025</p>																																																												
<b>Legal Description</b> Lat/Long: 36.19715723 -95.76380720 LOT 20 BLOCK 3 THE VALE AT REDBUD PHASE 1																																																																	
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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	0.2306		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,045.00 x 5.99 = 60,170		
Factor Value			
Adjustments	1.0000		
Lot Value	60,170		



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	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,279 / 2,771
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,279
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	806 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	361,299	130.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	416,870		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.19	Total Misc Impr	+ 14,188				
Roofing Adj	+ 3.76	Garage Cost	+ 30,096				
Subfloor Adj	+ -1.80	Total RCN	= 365,166				
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	- 14,607				
Plumbing Adj	+ 8.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 350,559				
Adj Base Cost	= 115.80	Lot Value	+ 60,170				
Total Area	x 2,771	Indicated Value	= 410,729				
Adjusted Cost	= 320,882	Value Per SqFt	148.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	350,559		
Lot Value	60,170		
Indicated Value	410,729	148.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	410,729	148.22	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	149355	12x8		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	149356	16x13		208	26.28		5,466
PATO	SLAB PORCH - OPEN	149357	12x4		48	11.48		551



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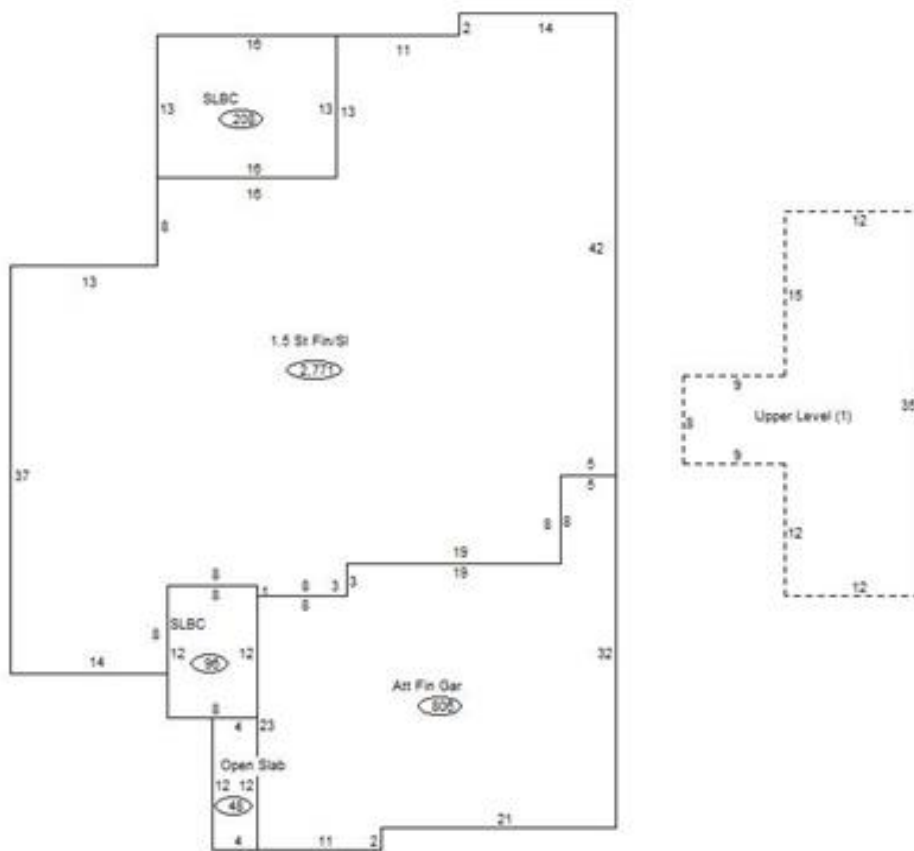
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Sketch Image

660103360



### 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	2,279	1.216	2,771
2	G	5		13	Att Fin Gar	806	1.000	806
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	208	1.000	208
5	M	PATO		13	Open Slab	48	1.000	48
6	U	^UL		13	Upper Level (1)	492	1.000	492
<b>Total Building Area</b>						<b>2,279</b>		<b>2,771</b>