



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:02:57
 Page 1

Assessment Data					Primary Image				
Account	660103364								
Parcel ID	00000-0-0-0000860-004-0004								
Cadastral ID	24-20-14-03730								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	338456								
IVERSON, ROBERT									
3015 N HILLTOP DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	03015 HILLTOP DR								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0004 / 0004	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: 36.19837244 -95.76480962									
Building Permits									
LOT 4 BLOCK 4 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R20	R21- POSS NEW SFR PER MRTGE	03/2020	11/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	JARVIS, BRANDON &	05/25/2022	360,000	YES					
/	KOLT SYSTEMS INC	11/10/2020	295,000	YES					
/	THE VALE AT REDBUD LLC	03/13/2020	45,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2023	Land Value	77,192	77,192	11%	8,491	Assessed	39,897 4,255.41	
Year Frozen		Improvements	288,400	285,511		31,406	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -106.00	
TIF Project ID	0	Total Value	365,592	362,703		39,897	Total Taxable	38,897 4,149.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103364	IVERSON, ROBERT	1	352,139	1000	37,735	4,025.00		
2024	2024-660103364	IVERSON, ROBERT	1	360,000	1000	38,600	4,072.00		
2023	2023-660103364	IVERSON, ROBERT	1	360,000	1000	38,600	3,962.00		
2022	2022-660103364	IVERSON, ROBERT	1	327,460	0	34,967	3,510.00		
2021	2021-660103364	JARVIS, BRANDON &	1	302,744	0	33,302	2,930.00		
2020	2020-660103364	KOLT SYSTEMS INC	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 10:02:57
Page 2

Lot Data	Square-Foot - NBHD 1135 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2182	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,503.00 x 5.99 = 56,923	
Factor Value		
Adjustments	1.3561	
Lot Value	77,192	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	98% Veneer, Masonry 2% Frame, Siding, Wood
Base/Total Area	2,076 / 2,076
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,076
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	658 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5

660103364_003.JPG	9/13/2025
-------------------	-----------

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	294,162	141.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	371,960		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,400		
Lot Value	77,192		
Indicated Value	365,592	176.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	365,592	176.10	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.40	Total Misc Impr	+	12,274			
Roofing Adj	+ 4.66	Garage Cost	+	24,892			
Subfloor Adj	+ -2.19	Total RCN	=	303,579			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	15,179			
Plumbing Adj	+ 6.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	288,400			
Adj Base Cost	= 128.33	Lot Value	+	77,192			
Total Area	x 2,076	Indicated Value	=	365,592			
Adjusted Cost	= 266,413	Value Per SqFt		176.10			

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	148189	16x12		192	26.33		5,055
PRCH	Porch	148190	60		60	26.74		1,604

