



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image					
Account	660103367								
Parcel ID	00000-0-0-0000860-004-0007								
Cadastral ID	24-20-14-03760								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	334923								
NIELSEN, ROSS M & DIXIE									
3081 N HILLTOP DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	03081 HILLTOP DR								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0007 / 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: 36.19881651 -95.76432508				Building Permits					
LOT 7 BLOCK 4 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount	
				R20	R22- POSS NEW SFR PER MRTGE	08/2020	08/2021	220,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	LAMPTON HOMES LLC	06/27/2021	298,000	YES
					/	THE VALE AT REDBUD LLC	08/18/2020	43,500	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2022	Land Value	58,576	53,636	11%	5,900	Assessed	35,820	3,820.56
Year Frozen		Improvements	300,623	271,996		29,920	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00
TIF Project ID	0	Total Value	359,199	325,632		35,820	Total Taxable	34,820	3,714.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103367	NIELSEN, ROSS M & DIXIE			1	347,893	1000	33,776	3,603.00
2024	2024-660103367	NIELSEN, ROSS M & DIXIE			1	356,158	1000	32,763	3,456.00
2023	2023-660103367	NIELSEN, ROSS M & DIXIE			1	298,000	1000	31,780	3,262.00
2022	2022-660103367	NIELSEN, ROSS M & DIXIE			1	298,000	1000	31,780	3,190.00
2021	2021-660103367	NIELSEN, ROSS M & DIXIE			1	45,000	0	4,950	436.00
2020	2020-660103367	LAMPTON HOMES LLC			1	2,519	0	277	25.00



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2245		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,779.00 x 5.99 = 58,576		
Factor Value			
Adjustments	1.0000		
Lot Value	58,576		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,117 / 2,117
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,117
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	537 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	289,115	136.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	306,980		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.69	Total Misc Impr	+ 19,508
Roofing Adj	+ 4.63	Garage Cost	+ 21,120
Subfloor Adj	+ -2.19	Total RCN	= 313,149
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 12,526
Plumbing Adj	+ 7.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 300,623
Adj Base Cost	= 128.73	Lot Value	+ 58,576
Total Area	x 2,117	Indicated Value	= 359,199
Adjusted Cost	= 272,521	Value Per SqFt	169.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	300,623		
Lot Value	58,576		
Indicated Value	359,199	169.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	359,199	169.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150723	405		405	25.66		10,392
PRCH	Slab Porch - Covered	150724	132		132	26.52		3,501
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



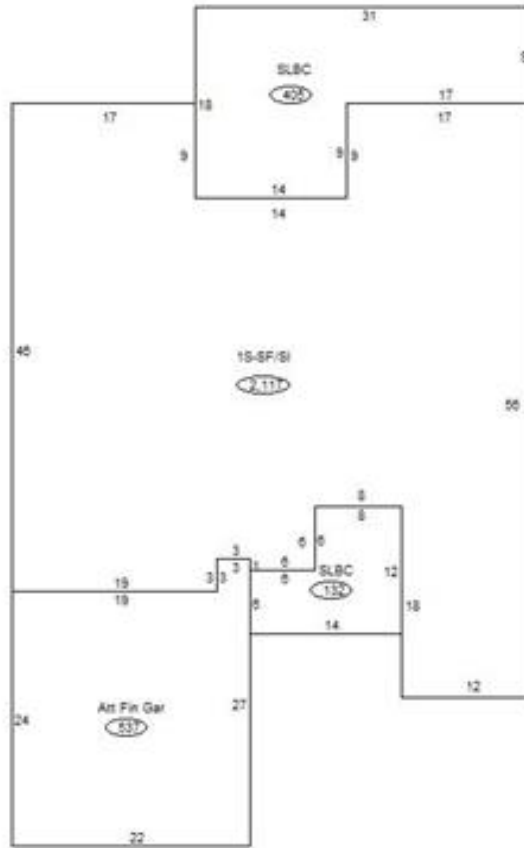
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,117	1.000	2,117
2	G	5		13	Att Fin Gar	537	1.000	537
3	M	PRCH		13	SLBC	405	1.000	405
4	M	PRCH		13	SLBC	132	1.000	132
Total Building Area						2,117		2,117