



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:03:04
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Assessment Data					Primary Image																																																																					
Account 660103368 Parcel ID 00000-0-0-0000860-004-0008 Cadastral ID 24-20-14-03770 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339748 BENIGHT, RONNIE & DEBBIE TRUST 3103 N HILLTOP DR CATOOSA OK 74015-0000 Parcel Location Situs 03103 HILLTOP DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0008 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103368_002.JPG 9/13/2025</p>																																																																					
Legal Description Lot/Long: 36.19888335 -95.76397997 LOT 8 BLOCK 4 THE VALE AT REDBUD PHASE 1																																																																										
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Lot Data	Square-Foot - NBHD 1135 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.23	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	10,018.00 x 5.99 = 60,008	
Factor Value		
Adjustments	1.0000	
Lot Value	60,008	

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	2,389 / 2,389
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,389
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	745 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	324,978	136.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	345,020 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.56	Total Misc Impr	+ 13,837	Roofing Adj	+ 4.54	Garage Cost	+ 27,818
Subfloor Adj	+ -2.19	Total RCN	= 340,376	Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 17,019
Plumbing Adj	+ 6.49	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 323,357
Adj Base Cost	= 125.04	Lot Value	+ 60,008	Total Area	x 2,389	Indicated Value	= 383,365
		Value Per SqFt	160.47	Adjusted Cost	= 298,721		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	323,357		
Lot Value	60,008		
Indicated Value	383,365	160.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	383,365	160.47	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	148177	16x13		208	26.28		5,466
PRCH	SLAB PORCH - COVERED	148178	8x8		64	26.73		1,711
PATO	SLAB PORCH - OPEN	148179	13x7		91	11.48		1,045



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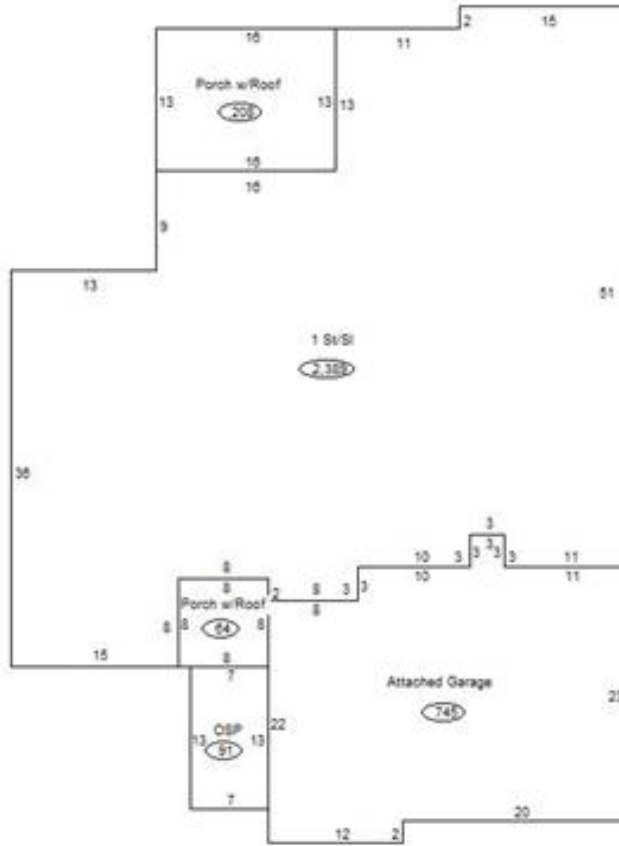
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Sketch Image

660103368



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,389	1.000	2,389
2	G	1		13	Attached Garage	745	1.000	745
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PRCH		13	SLBC	64	1.000	64
5	M	PATO		13	Open Slab	91	1.000	91
Total Building Area						2,389		2,389