



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:03:08
Page 1

Assessment Data					Primary Image																																																																					
Account 660103370 Parcel ID 00000-0-0-0000860-004-0010 Cadastral ID 24-20-14-03790 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 348119 LONG, CHRISTOPHER & VELERIE PETERSEN 3030 N DOGWOOD DR CATOOSA OK 74015-0000 Parcel Location Situs 03030 N DOGWOOD DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0010 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103370_003.JPG 9/13/2025</p>																																																																					
Legal Description Lat/Long: 36.19848644 -95.76398482 LOT 10 BLOCK 4 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	0.2323		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,119.00 x 5.99 = 60,613		
Factor Value			
Adjustments	0.8162		
Lot Value	49,472		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,155 / 2,899
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,155
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	753 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	437,123	150.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	367,010		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.32	Total Misc Impr	+ 22,187
Roofing Adj	+ 4.42	Garage Cost	+ 42,853
Subfloor Adj	+ -3.43	Total RCN	= 437,011
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 17,480
Plumbing Adj	+ 8.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 419,531
Adj Base Cost	= 128.31	Lot Value	+ 49,472
Total Area	x 2,899	Indicated Value	= 469,003
Adjusted Cost	= 371,971	Value Per SqFt	161.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	419,531		
Lot Value	49,472		
Indicated Value	469,003	161.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	469,003	161.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152756	22x12		264	32.05		8,461
PRCH	Slab Porch - Covered	152757	201		201	32.25		6,482
FPR1	Fireplace - Residential 1 Story		1		1	7,243.87		7,244



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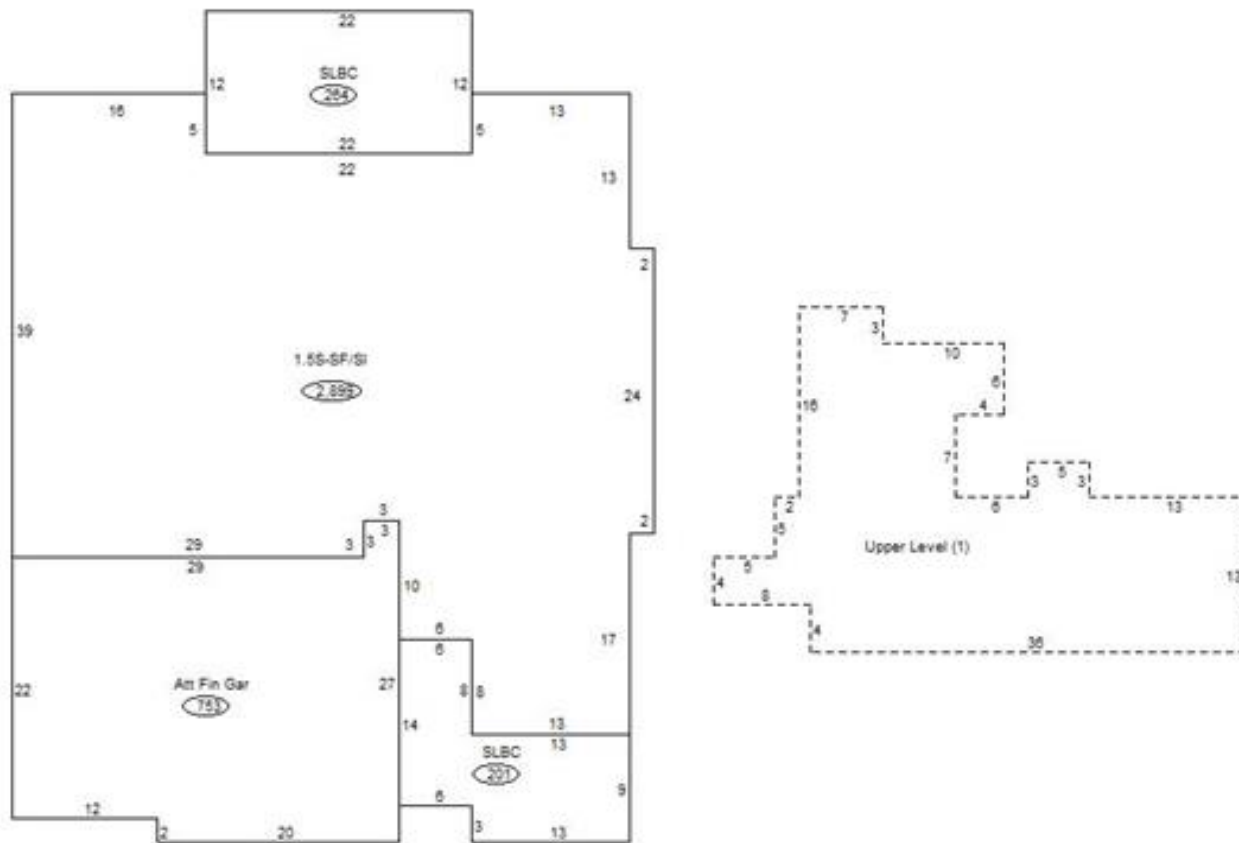
Date 04/18/2026

Time 10:03:08

Page 3

Sketch Image

660103370



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,155	1.345	2,899
2	G	5		13	Att Fin Gar	753	1.000	753
3	U	^UL		13	Upper Level (1)	744	1.000	744
4	M	PRCH		13	SLBC	264	1.000	264
5	M	PRCH		13	SLBC	201	1.000	201
Total Building Area						2,155		2,899