



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	660103373									
Parcel ID	00000-0-0-0000860-004-0013									
Cadastral ID	24-20-14-03820									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	332907									
MOUA, BEE & BLIA V										
2976 N DOGWOOD DR CATOOSA OK 74015-0000										
Parcel Location										
Situs	02976 N DOGWOOD DR									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0013 / 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: 36.19805015 -95.76466971				Building Permits						
LOT 13 BLOCK 4 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount		
				R20	R21- NEW SFR	03/2020	01/2021			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	KOLT SYSTEMS INC	11/20/2020	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	2021	Land Value	57,414	57,414	11%	6,316	Assessed	37,631	4,013.72	
Year Frozen		Improvements	284,682	284,682		31,315	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	342,096	342,096		37,631	Total Taxable	37,631	4,014.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660103373	MOUA, BEE & BLIA V	1	328,968	0	36,187	3,860.00			
2024	2024-660103373	MOUA, BEE & BLIA V	1	339,082	0	37,299	3,935.00			
2023	2023-660103373	MOUA, BEE & BLIA V	1	324,086	0	35,649	3,659.00			
2022	2022-660103373	MOUA, BEE & BLIA V	1	324,070	0	34,683	3,481.00			
2021	2021-660103373	MOUA, BEE & BLIA V	1	300,282	0	33,031	2,906.00			
2020	2020-660103373	KOLT SYSTEMS INC	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	0.22		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,585.00 x 5.99 = 57,414		
Factor Value			
Adjustments	1.0000		
Lot Value	57,414		



660103373_001.JPG

9/13/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,025 / 2,025
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,025
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	622 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	287,190	141.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	327,960		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.19	Total Misc Impr	+ 12,751
Roofing Adj	+ 4.68	Garage Cost	+ 23,704
Subfloor Adj	+ -2.19	Total RCN	= 299,665
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 14,983
Plumbing Adj	+ 7.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 284,682
Adj Base Cost	= 129.98	Lot Value	+ 57,414
Total Area	x 2,025	Indicated Value	= 342,096
Adjusted Cost	= 263,210	Value Per SqFt	168.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	284,682		
Lot Value	57,414		
Indicated Value	342,096	168.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	342,096	168.94	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	149001	16x12		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	149002	78		78	26.68		2,081

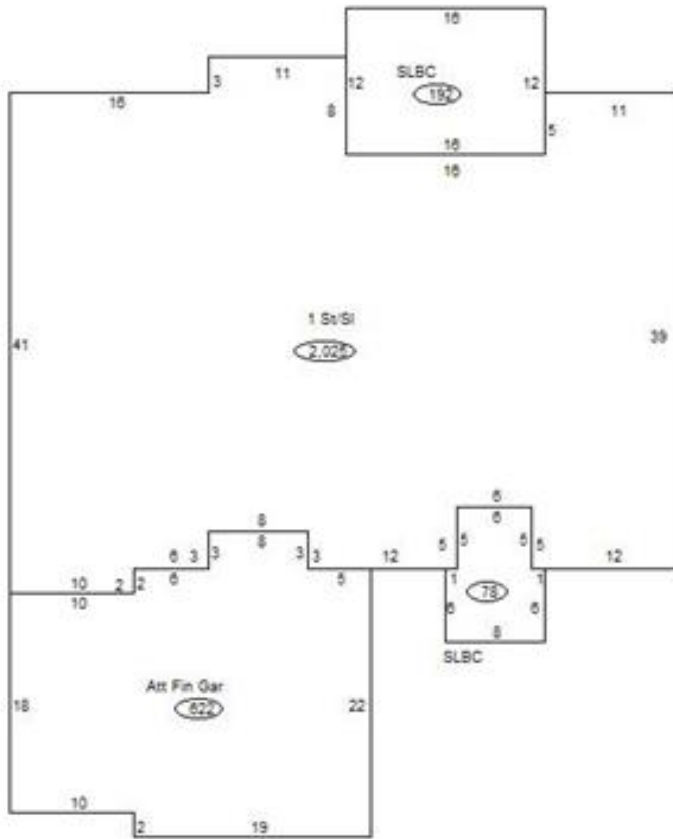


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Sketch Image

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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	1 St/Sl	2,025	1.000	2,025
2	G	5		13	Att Fin Gar	622	1.000	622
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	78	1.000	78
Total Building Area						2,025		2,025