



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 660103374 Parcel ID 00000-0-0-0000860-004-0014 Cadastral ID 24-20-14-03830 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 349302 VON DREHLE, CHRISTINA M REVOCABLE TRUST 8712 S GARY AVE TULSA OK 74137-0000 Parcel Location Situs 02958 N DOGWOOD DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0014 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103374_001.JPG 9/13/2025</p>																																																																															
Legal Description Lat/Long: 36.19786622 -95.76472817 LOT 14 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	0.2199	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,579.00 x 5.99 = 57,378	
Factor Value		
Adjustments	0.9651	
Lot Value	55,376	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Frame, Siding, Wood 80% Veneer, Masonry
Base/Total Area	1,884 / 2,605
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,884
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	703 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

Cost Approach		Manual : 01/2025	
Base Cost	98.78	Total Misc Impr	+ 17,978
Roofing Adj	+ 3.94	Garage Cost	+ 32,907
Subfloor Adj	+ -2.51	Total RCN	= 372,003
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 14,880
Plumbing Adj	+ 8.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 357,123
Adj Base Cost	= 123.27	Lot Value	+ 55,376
Total Area	x 2,605	Indicated Value	= 412,499
Adjusted Cost	= 321,118	Value Per SqFt	158.35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	371,836	142.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	343,180		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	357,123		
Lot Value	55,376		
Indicated Value	412,499	158.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	412,499	158.35	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	6,429.63		6,430
PRCH	Slab Porch - Covered	150702	16x13		208	28.77		5,984
PRCH	Porch	150703	193		193	28.83		5,564

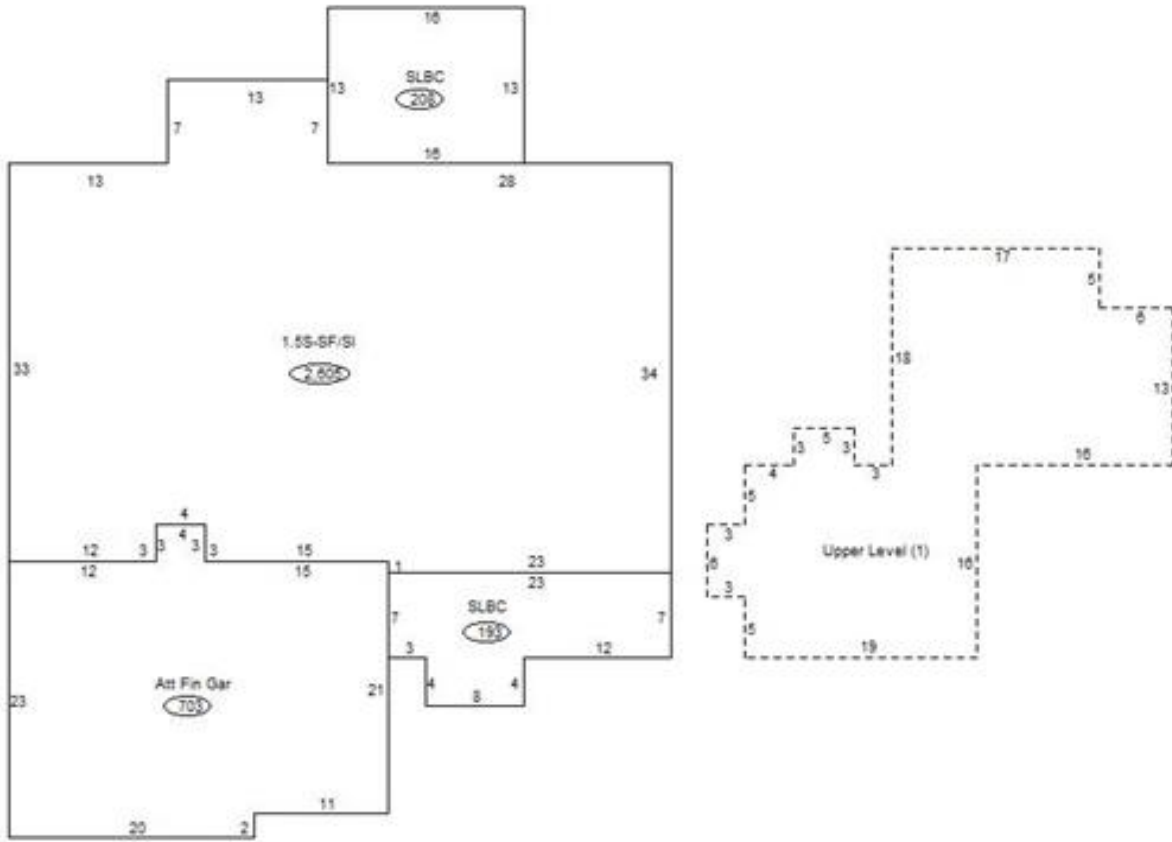


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Sketch Image

660103374



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	1,884	1.383	2,605
2	G	5		13	Att Fin Gar	703	1.000	703
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PRCH		13	SLBC	193	1.000	193
5	U	^UL		13	Upper Level (1)	721	1.000	721
Total Building Area						1,884		2,605