




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 660103375 Parcel ID 00000-0-0-0000860-004-0015 Cadastral ID 24-20-14-03840 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 331670 WHITEHEAD, HUNTER & REGAN 2940 N DOGWOOD DR CATOOSA OK 74015-0000 Parcel Location Situs 02940 N DOGWOOD DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0015 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS				 <p>660103375_002.JPG 9/13/2025</p>																																																													
Legal Description Lat/Long: 36.19764672 -95.76473747 LOT 15 BLOCK 4 THE VALE AT REDBUD PHASE 1																																																																	
Exemptions				Building Permits																																																													
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2595		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	11,302.00 x 5.99 = 67,699		
Factor Value			
Adjustments	1.0000		
Lot Value	67,699		



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	1,995 / 1,995
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,995
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	627 Attached Garage - Finished 2 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	285,428 143.07 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	304,490 Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.55	Total Misc Impr	+	20,543
Roofing Adj	+ 4.70	Garage Cost	+	23,870
Subfloor Adj	+ -2.19	Total RCN	=	311,404
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	15,570
Plumbing Adj	+ 11.13	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	295,834
Adj Base Cost	= 133.83	Lot Value	+	67,699
Total Area	x 1,995	Indicated Value	=	363,533
Adjusted Cost	= 266,991	Value Per SqFt		182.22

Value Reconciliation

Selected Approach	Cost Approach
Improvements	295,834
Lot Value	67,699
Indicated Value	363,533 182.22 Per SqFt
Agland Value	
Site Improvements	
Total Value	363,533 182.22 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	145571	30x13		390	25.71		10,027
PRCH	SLAB PORCH - COVERED	145572	182		182	26.36		4,798
PATO	SLAB PORCH - OPEN	145573	3x3		9	11.48		103



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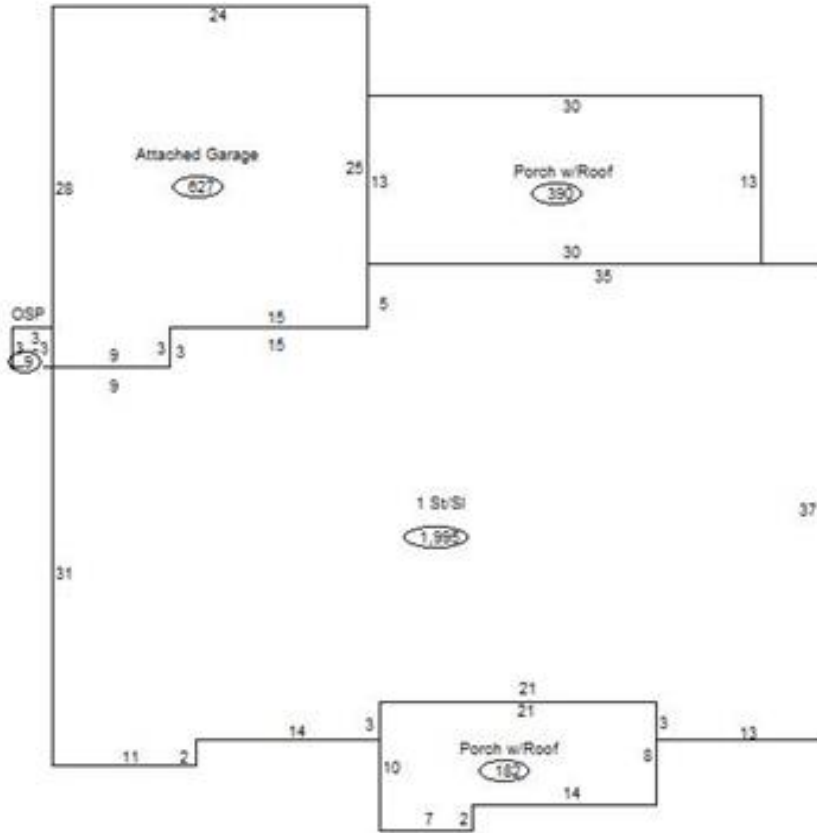
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Sketch Image

660103375



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,995	1.000	1,995
2	G	1		13	Attached Garage	627	1.000	627
3	M	PRCH		13	SLBC	390	1.000	390
4	M	PRCH		13	SLBC	182	1.000	182
5	M	PATO		13	Open Slab	9	1.000	9
Total Building Area						1,995		1,995