



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:03:21  
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Assessment Data				Primary Image						
Account	660103377			<p>660103377_001.JPG 9/13/2025</p>						
Parcel ID	00000-0-0-0000860-005-0002									
Cadastral ID	24-20-14-03860									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	335016									
VUE, SOUA										
18977 E WOODLAND RD CATOOSA OK 74015-0000										
Parcel Location										
Situs	18977 E WOODLAND RD									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0002 / 0005	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: 36.19903341 -95.76484299				Building Permits						
LOT 2 BLOCK 5 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount		
				R21 170945	R22- NEW SFR	02/2021	08/2021	235,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	KOLT SYSTEMS INC	07/02/2021	295,000	YES	
					/	THE VALE AT REDBUD LLC	03/13/2020	45,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	59,031	56,173	11%	6,179	Assessed	37,565	4,006.68	
Year Frozen		Improvements	290,756	285,325		31,386	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	349,787	341,498		37,565	Total Taxable	37,565	4,007.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660103377	VUE, SOUA	1	336,923	0	35,776	3,816.00			
2024	2024-660103377	VUE, SOUA	1	347,478	0	34,073	3,594.00			
2023	2023-660103377	VUE, SOUA	1	295,000	0	32,450	3,330.00			
2022	2022-660103377	VUE, SOUA	1	295,000	0	32,450	3,257.00			
2021	2021-660103377	VUE, SOUA	1	45,000	0	4,950	436.00			
2020	2020-660103377	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	0.2262		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,855.00 x 5.99 = 59,031		
Factor Value			
Adjustments	1.0000		
Lot Value	59,031		



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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	2,031 / 2,031
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,031
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	670 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	294,670	145.09 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	311,550	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	290,756		
Lot Value	59,031		
Indicated Value	349,787	172.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	349,787	172.22	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	107.11	Total Misc Impr	+	13,806
Roofing Adj	+ 4.68	Garage Cost	+	25,279
Subfloor Adj	+ -2.19	Total RCN	=	302,871
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	-	12,115
Plumbing Adj	+ 7.64	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	290,756
Adj Base Cost	= 129.88	Lot Value	+	59,031
Total Area	x 2,031	Indicated Value	=	349,787
Adjusted Cost	= 263,786	Value Per SqFt		172.22

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150717	16x13		208	26.28		5,466
PRCH	Slab Porch - Covered	150718	8x5		40	26.80		1,072
PATO	Slab Porch - Open	150719	12x7		84	11.48		964
PATO	Slab Porch - Open	150720	12x5		60	11.48		689
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



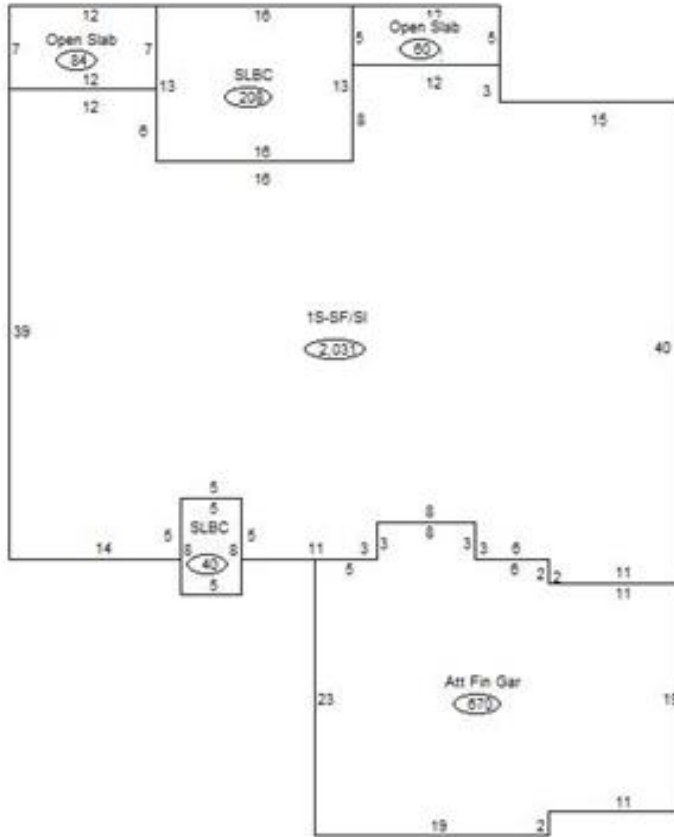
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Sketch Image

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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	1S-SF/SI	2,031	1.000	2,031
2	G	5		13	Att Fin Gar	670	1.000	670
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PATO		13	Open Slab	84	1.000	84
6	M	PATO		13	Open Slab	60	1.000	60
<b>Total Building Area</b>						2,031		2,031