



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:03:24
 Page 1

Assessment Data					Primary Image																																																																														
Account 660103379 Parcel ID 00000-0-0-0000860-005-0004 Cadastral ID 24-20-14-03880 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 344049 BARGFELDT, JOHN E JR & JULIANA 19008 E RIDGELINE RD CATOOSA OK 74015-0000 Parcel Location Situs 19008 RIDGELINE RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0004 / 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: 36.19937552 -95.76453739 LOT 4 BLOCK 5 THE VALE AT REDBUD PHASE 1																																																																																			
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1992		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,676.00 x 5.99 = 51,969		
Factor Value			
Adjustments	1.8616		
Lot Value	96,745		



Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Frame, Siding, Wood 80% Veneer, Masonry
Base/Total Area	2,134 / 2,134
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,134
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	725 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	307,168 143.94 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	325,450 Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.25	Total Misc Impr	+	17,239
Roofing Adj	+ 4.62	Garage Cost	+	27,072
Subfloor Adj	+ -2.19	Total RCN	=	314,454
Heat/Cool Adj	+ 12.64	Depreciation (4%)	-	12,578
Plumbing Adj	+ 7.27	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	301,876
Adj Base Cost	= 126.59	Lot Value	+	96,745
Total Area	x 2,134	Indicated Value	=	398,621
Adjusted Cost	= 270,143	Value Per SqFt		186.80

Value Reconciliation

Selected Approach	Cost Approach
Improvements	301,876
Lot Value	96,745
Indicated Value	398,621 186.80 Per SqFt
Agland Value	
Site Improvements	
Total Value	398,621 186.80 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	150727	24x8		192	26.33		5,055
PRCH	Porch	150728	209		209	26.27		5,490
PATO	Patio - Open	150729	94		94	11.48		1,079

