



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:03:30
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Assessment Data					Primary Image					
Account	660103382				<p>660103382_001.JPG 9/13/2025</p>					
Parcel ID	00000-0-0-0000860-005-0007									
Cadastral ID	24-20-14-03910									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	347436									
WILLIS, KENT & RHONDA PROTECTION TRUST										
18960 E RIDGELINE RD CATOOSA OK 74015-0000										
Parcel Location										
Situs	18960 RIDGELINE RD									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0007 / 0005	Parcel Size	2 - Lots							
Sec/Twn/Rng	24 / 20 / 14 / 5									
Neighborhood	1135 - R-V01-NW CATOOSA									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.19997279 -95.76494895										
LOTS 7 & 8 BLOCK 5 THE VALE AT REDBUD PHASE 1										
Building Permits										
Number	Description	Opened	Closed	Amount						
R23 171678	R24 NEW SFR	01/2023	06/2023	400,000						
Exemptions										
Code	Type	Active	Maximum	Exemption	Sale History					
HV	Veteran	Yes	999,999	48,088	Bk/Pg	Grantor	Date	Price	Code	
					/	FLOREZ, EMILY K & MARK A	06/24/2025	435,000	YES	
					/	MCAFFEE HOLDING GROUP INC	09/13/2023	417,000	YES	
					/	HIGGINS HOMES LLC	11/07/2022	0	4	
					/	CRESTONE HOMES &	04/22/2022	45,000	15	
					/	THE VALE AT REDBUD LLC	03/15/2021	45,000	15	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax		
Remove Cap	2026	Land Value	119,000	119,000	11%	13,090	Assessed	48,088	5,129.07	
Year Frozen		Improvements	318,162	318,162		34,998	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	48,088	-5,129.00	
TIF Project ID	0	Total Value	437,162	437,162		48,088	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660103382	WILLIS, KENT & RHONDA	1	431,779	1000		.00			
2024	2024-660103382	FLOREZ, EMILY K & MARK A	1	433,737	1000	46,711	4,928.00			
2023	2023-660103382	FLOREZ, EMILY K & MARK A	1	5,040	0	554	57.00			
2022	2022-660103382	HIGGINS HOMES LLC	1	5,038	0	554	56.00			
2021	2021-660103382	CRESTONE HOMES &	1	2,519	0	277	24.00			
2020	2020-660103382	THE VALE AT REDBUD LLC	1	2,519	0	277	25.00			



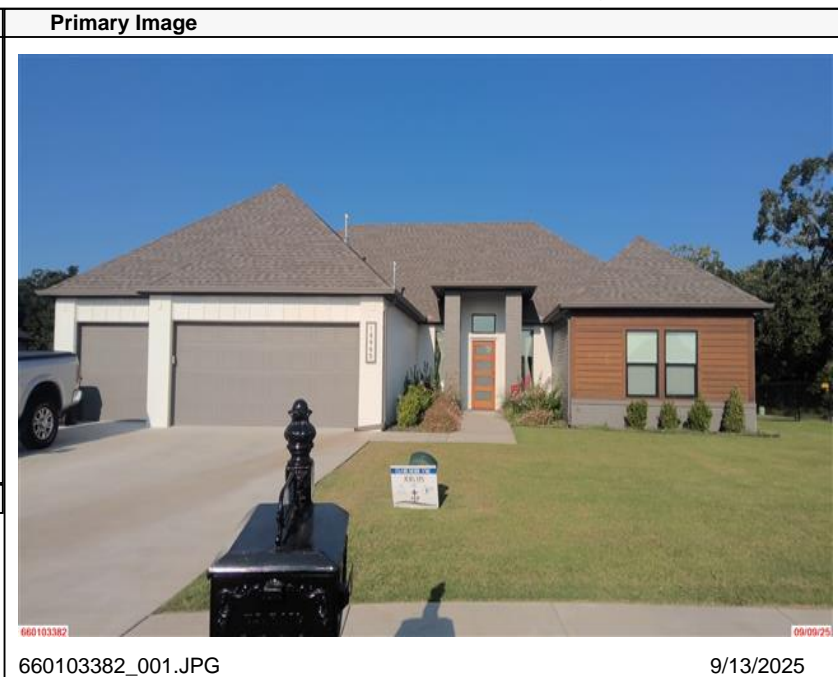
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	2		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,389.00 x 5.99 = 134,110		
Factor Value			
Adjustments	0.8873		
Lot Value	119,000		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,277 / 2,277
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,277
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	652 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	103,83	Total Misc Impr	+ 12,493
Roofing Adj	+ 4.57	Garage Cost	+ 24,691
Subfloor Adj	+ -2.19	Total RCN	= 324,655
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 6,493
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 318,162
Adj Base Cost	= 126.25	Lot Value	+ 119,000
Total Area	x 2,277	Indicated Value	= 437,162
Adjusted Cost	= 287,471	Value Per SqFt	191.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	318,162		
Lot Value	119,000		
Indicated Value	437,162	191.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	437,162	191.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	5,194.00		5,194
PRCH	Slab Porch - Covered	157242	6x6		36	26.82		966
PRCH	Porch	157243	22x11		242	26.17		6,333



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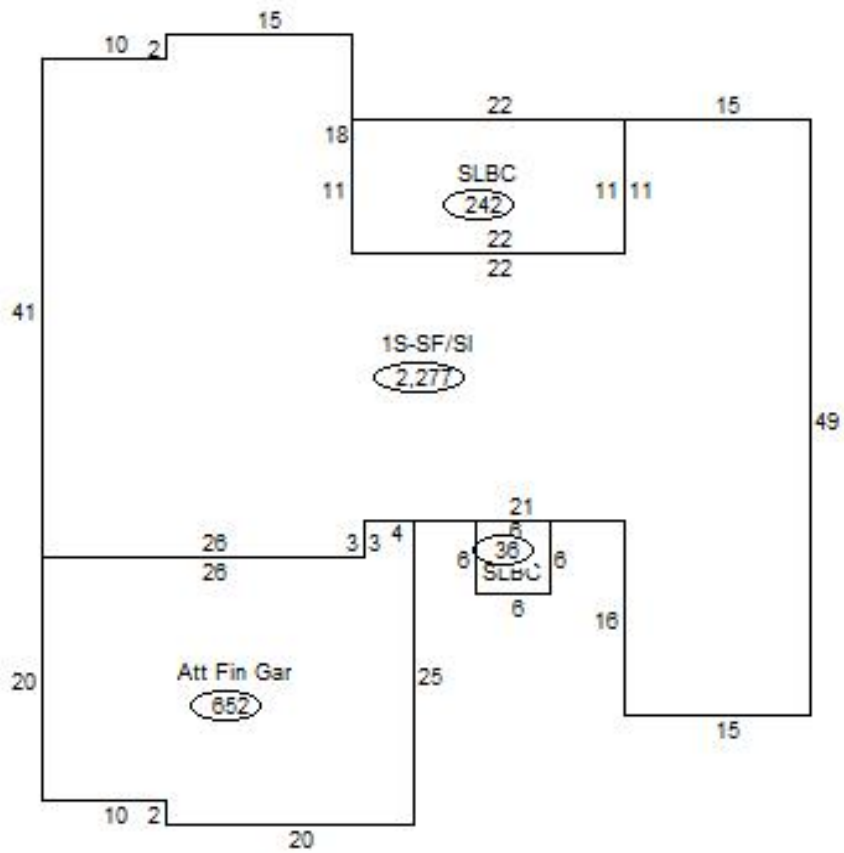
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Sketch Image

660103382



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,277	1.000	2,277
2	G	5		20	Att Fin Gar	652	1.000	652
3	M	PRCH		20	SLBC	36	1.000	36
4	M	PRCH		20	SLBC	242	1.000	242
Total Building Area						2,277		2,277