



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	660103385								
Parcel ID	00000-0-0-0000860-006-0002								
Cadastral ID	24-20-14-03940								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	316565								
BARTLETT-HOWARD TRUST									
BARBARA ANN BARTLETT									
19121 E RIDGELINE RD									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	19121 RIDGELINE RD								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0002 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	24 / 20 / 14 / 5								
Neighborhood	1135 - R-V01-NW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lot/Long: 36.19890409 -95.76335083									
LOT 2 BLOCK 6 THE VALE AT REDBUD PHASE 1									
Building Permits									
Number	Description	Opened	Closed	Amount					
171001	R22- NEW SFR	04/2021	11/2021	250,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MAS CONSTRUCTION LLC	12/14/2021	380,000	YES					
/	THE VALE AT REDBUD LLC	09/03/2020	47,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	52,359	52,359	11%	5,759	Assessed	42,650 4,549.05	
Year Frozen	2026	Improvements	336,528	335,377		36,891	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	388,887	387,736		42,650	Total Taxable	41,650 4,442.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103385	BARTLETT-HOWARD TRUST	1	376,443	1000	40,408	4,310.00		
2024	2024-660103385	BARTLETT-HOWARD TRUST	1	390,589	1000	41,965	4,427.00		
2023	2023-660103385	BARTLETT-HOWARD TRUST	1	380,000	1000	40,800	4,187.00		
2022	2022-660103385	BARTLETT-HOWARD TRUST	1	380,000	1000	40,800	4,096.00		
2021	2021-660103385	MAS CONSTRUCTION LLC	1	46,998	0	5,170	455.00		
2020	2020-660103385	MAS CONSTRUCTION LLC	1	2,519	0	277	25.00		



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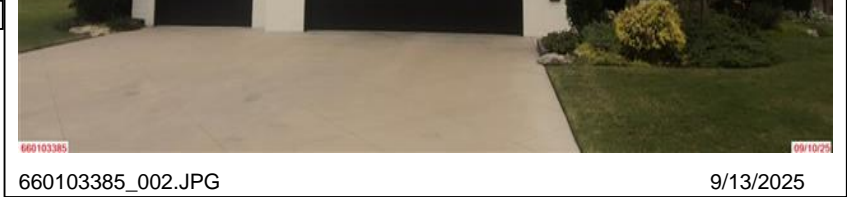
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Lot Data	Square-Foot - NBHD 1135 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2007	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,741.00 x 5.99 = 52,359	
Factor Value		
Adjustments	1.0000	
Lot Value	52,359	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,810 / 2,712
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,810
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	731 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	350,253	129.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	373,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.69	Total Misc Impr	+	14,927			
Roofing Adj	+ 3.20	Garage Cost	+	27,296			
Subfloor Adj	+ -1.54	Total RCN	=	350,550			
Heat/Cool Adj	+ 12.64	Depreciation (4%)	-	14,022			
Plumbing Adj	+ 6.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	336,528			
Adj Base Cost	= 113.69	Lot Value	+	52,359			
Total Area	x 2,712	Indicated Value	=	388,887			
Adjusted Cost	= 308,327	Value Per SqFt		143.39			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	336,528		
Lot Value	52,359		
Indicated Value	388,887	143.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	388,887	143.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152272	17x10		170	26.40		4,488
PRCH	Slab Porch - Covered	152273	183		183	26.36		4,824
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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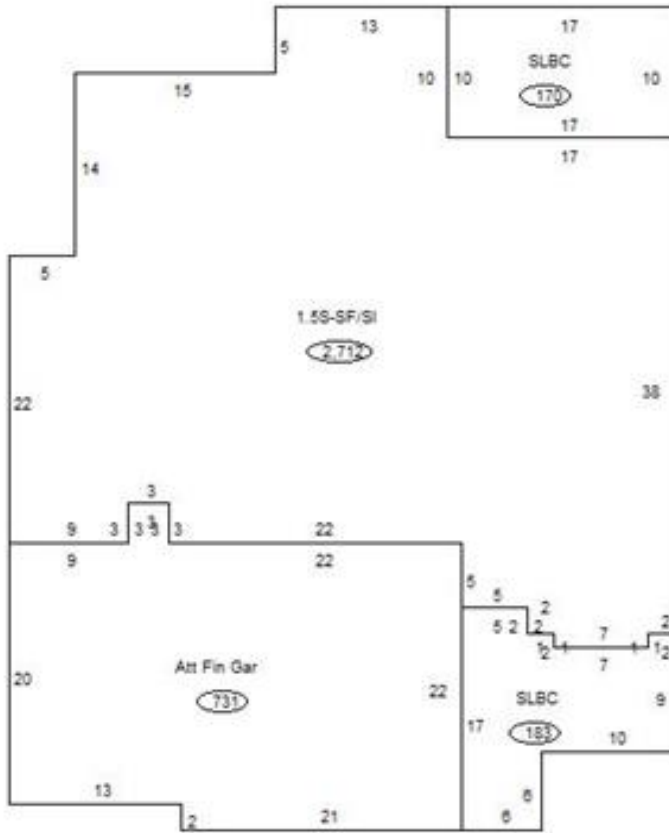
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Sketch Image

660103385



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	1,810	1.498	2,712
2	G	5		13	Att Fin Gar	731	1.000	731
3	M	PRCH		13	SLBC	170	1.000	170
4	M	PRCH		13	SLBC	183	1.000	183
5	U	^UL		13	Upper Level (1)	902	1.000	902
Total Building Area						1,810		2,712