




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b>	660103387				 <p>660103387_002.JPG 9/13/2025</p>				
<b>Parcel ID</b>	00000-0-0-0000860-006-0004								
<b>Cadastral ID</b>	24-20-14-03960								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	URP	VI Area	3						
<b>Tax Area</b>	1 - CATOOSA OT								
<b>Name ID</b>	331541								
FAIRCHILD, DANA R									
19073 RIDGE LINE RD CATOOSA OK 74015-0000									
<b>Parcel Location</b>									
<b>Situs</b>	19073 RIDGELINE RD								
<b>Subdivision</b>	VALE AT REDBUD PHASE 1 (THE)								
<b>Lot/Block</b>	0004 / 0006	<b>Parcel Size</b>	1 - Lots						
<b>Sec/Twn/Rng</b>	24 / 20 / 14 / 5								
<b>Neighborhood</b>	1135 - R-V01-NW CATOOSA								
<b>School District</b>	S002 - CATOOSA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.19924104 -95.76370627									
<b>Building Permits</b>									
LOT 4 BLOCK 6 THE VALE AT REDBUD PHASE 1									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R20 170647	R21- NEW SFR	02/2020	08/2020						
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	LEG PROPERTIES LLC	07/28/2020	277,000	YES					
/	THE VALE AT REDBUD LLC	01/31/2020	42,500	15					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>	
Remove Cap	2021	Land Value	52,928	52,928	11%	5,822	Assessed	34,594 3,689.80	
Year Frozen		Improvements	265,025	261,567		28,772	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	<b>Total Value</b>	317,953	314,495		34,594	<b>Total Taxable</b>	33,594 3,583.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660103387	FAIRCHILD, DANA R	1	305,335	1000	32,587	3,476.00		
2024	2024-660103387	FAIRCHILD, DANA R	1	315,218	1000	32,706	3,450.00		
2023	2023-660103387	FAIRCHILD, DANA R	1	305,282	1000	31,724	3,256.00		
2022	2022-660103387	FAIRCHILD, DANA R	1	304,978	1000	30,771	3,089.00		
2021	2021-660103387	FAIRCHILD, DANA R	1	280,418	1000	29,846	2,626.00		
2020	2020-660103387	FAIRCHILD, DANA R	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	0.2028		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,836.00 x 5.99 = 52,928		
Factor Value			
Adjustments	1.0000		
Lot Value	52,928		



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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	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,853 / 1,853
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,853
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	654 Attached Garage - Finished 3 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	277,388	149.70	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	319,420 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.15	Total Misc Impr	+ 12,101
Roofing Adj	+ 4.78	Garage Cost	+ 24,760
Subfloor Adj	+ -2.28	Total RCN	= 278,974
Heat/Cool Adj	+ 12.64	Depreciation ( 5%)	- 13,949
Plumbing Adj	+ 8.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 265,025
Adj Base Cost	= 130.66	Lot Value	+ 52,928
Total Area	x 1,853	Indicated Value	= 317,953
Adjusted Cost	= 242,113	Value Per SqFt	171.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,025		
Lot Value	52,928		
Indicated Value	317,953	171.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	317,953	171.59	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	146421	15x9		135	26.51		3,579
PATO	SLAB PORCH - OPEN	146422	15x8		120	11.29		1,355
PRCH	SLAB PORCH - COVERED	146423	58		58	26.75		1,552



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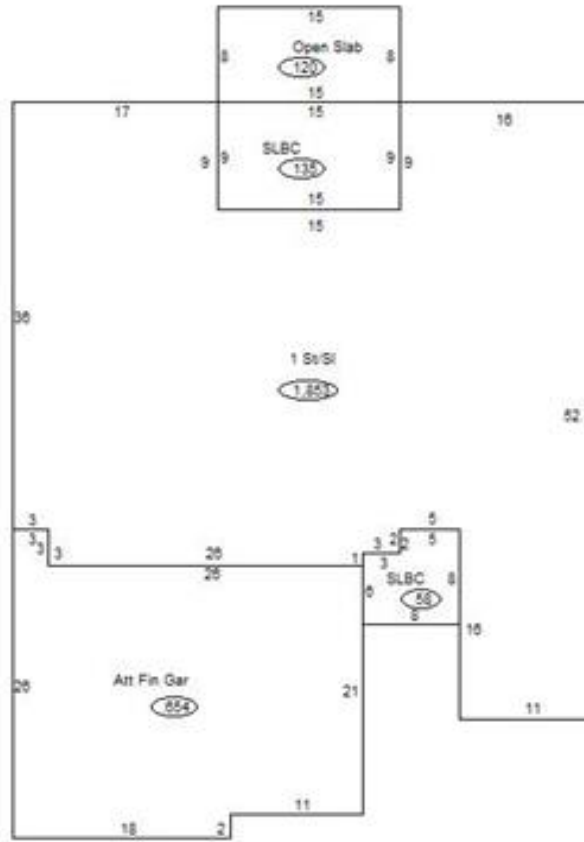
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Sketch Image

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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	1 St/SI	1,853	1.000	1,853
2	G	5		13	Att Fin Gar	654	1.000	654
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PATO		13	Open Slab	120	1.000	120
5	M	PRCH		13	SLBC	58	1.000	58
<b>Total Building Area</b>						<b>1,853</b>		<b>1,853</b>