



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:03:43
Page 1

Assessment Data					Primary Image																																																																
Account 660103390 Parcel ID 00000-0-0-0000860-006-0007 Cadastral ID 24-20-14-03990 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 331051 SMITH, NEIL EVAN & DINAIR GALDINA DE BRITO 19001 RIDGELINE RD CATOOSA OK 74015-0000 Parcel Location Situs 19001 RIDGELINE RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0007 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103390_002.JPG 9/13/2025</p>																																																																
Legal Description Lat/Long: 36.19971121 -95.76411782 LOT 7 BLOCK 6 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	0.2129		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,274.00 x 5.99 = 55,551		
Factor Value			
Adjustments	1.0000		
Lot Value	55,551		



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	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,718 / 2,257
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,718
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	584 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	300,873	133.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	319,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.21	Total Misc Impr	+	9,542			
Roofing Adj	+ 3.69	Garage Cost	+	22,513			
Subfloor Adj	+ -1.76	Total RCN	=	301,609			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	15,080			
Plumbing Adj	+ 8.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	286,529			
Adj Base Cost	= 119.43	Lot Value	+	55,551			
Total Area	x 2,257	Indicated Value	=	342,080			
Adjusted Cost	= 269,554	Value Per SqFt		151.56			

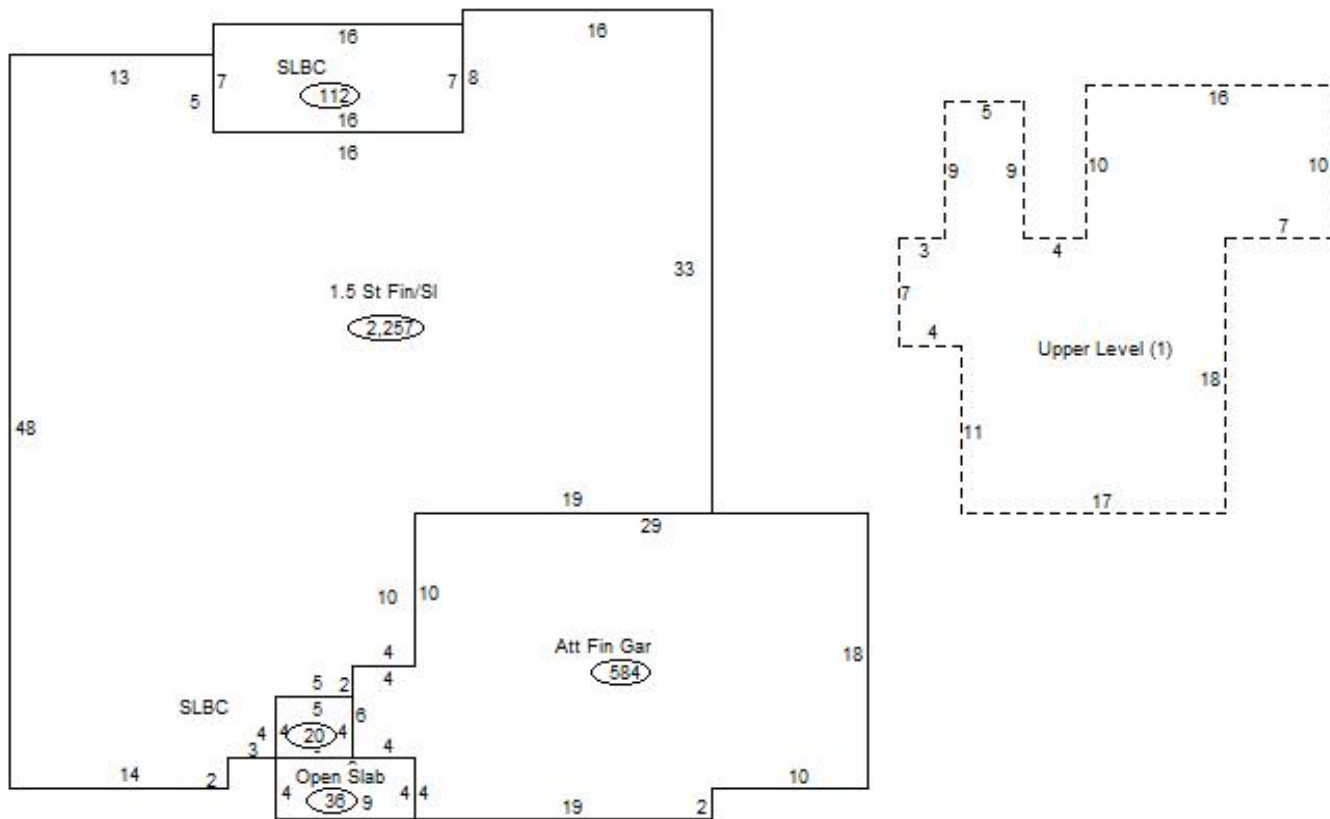
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	286,529		
Lot Value	55,551		
Indicated Value	342,080	151.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	342,080	151.56	Total Value Per SqFt

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	145402	16x7		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	145403	5x4		20	26.87		537
PATO	SLAB PORCH - OPEN	145404	9x4		36	11.48		413



Sketch Image

660103390



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,718	1.314	2,257
2	G	5		13	Att Fin Gar	584	1.000	584
3	U	^UL		13	Upper Level (1)	539	1.000	539
4	M	PRCH		13	SLBC	112	1.000	112
5	M	PRCH		13	SLBC	20	1.000	20
6	M	PATO		13	Open Slab	36	1.000	36
Total Building Area						1,718		2,257