




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:03:45
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Assessment Data					Primary Image				
Account	660103391				 <p>660103391_001.JPG 9/13/2025</p>				
Parcel ID	00000-0-0-0000860-006-0008								
Cadastral ID	24-20-14-04000								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	338671								
CORDOVA, MARCY KAY & ANTHONY									
18977 E RIDGELINE RD CATOOSA OK 74015-6564									
Parcel Location									
Situs	18977 RIDGELINE RD								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0008 / 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 Lat/Long: 36.19987301 -95.76428983									
Building Permits									
LOT 8 BLOCK 6 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R21	R23- POSS NEW SFR PER MRTGE PPI	07/2021	07/2022	307,700					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HIGGINS HOMES LLC	06/09/2022	420,000	YES					
/	THE VALE AT REDBUD LLC	06/25/2021	47,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2023	Land Value	77,189	77,189	11%	8,491	Assessed	46,208 4,928.55	
Year Frozen		Improvements	352,431	342,885		37,717	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	429,620	420,074		46,208	Total Taxable	45,208 4,822.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103391	CORDOVA, MARCY KAY &	1	407,839	1000	43,863	4,678.00		
2024	2024-660103391	CORDOVA, MARCY KAY &	1	420,000	1000	45,200	4,768.00		
2023	2023-660103391	CORDOVA, MARCY KAY &	1	420,000	1000	45,200	4,639.00		
2022	2022-660103391	CORDOVA, MARCY KAY &	1	2,519	0	277	28.00		
2021	2021-660103391	HIGGINS HOMES LLC	1	2,519	0	277	24.00		
2020	2020-660103391	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	1		
Units Buildable			
Non-Ag Acres	0.2531		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	11,026.00 x 5.99 = 66,046		
Factor Value			
Adjustments	1.1687		
Lot Value	77,189		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,410 / 2,410
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,410
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	625 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	351,158	145.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	406,780		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.02	Total Misc Impr	+ 13,263
Roofing Adj	+ 5.19	Garage Cost	+ 29,731
Subfloor Adj	+ -3.40	Total RCN	= 363,331
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 10,900
Plumbing Adj	+ 8.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 352,431
Adj Base Cost	= 132.92	Lot Value	+ 77,189
Total Area	x 2,410	Indicated Value	= 429,620
Adjusted Cost	= 320,337	Value Per SqFt	178.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	352,431		
Lot Value	77,189		
Indicated Value	429,620	178.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	429,620	178.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154416	16x14		224	28.72		6,433
PRCH	Slab Porch - Covered	154417	6x5		30	29.44		883
FPPF	Fireplace - Prefabricated			1	1	5,947.13		5,947



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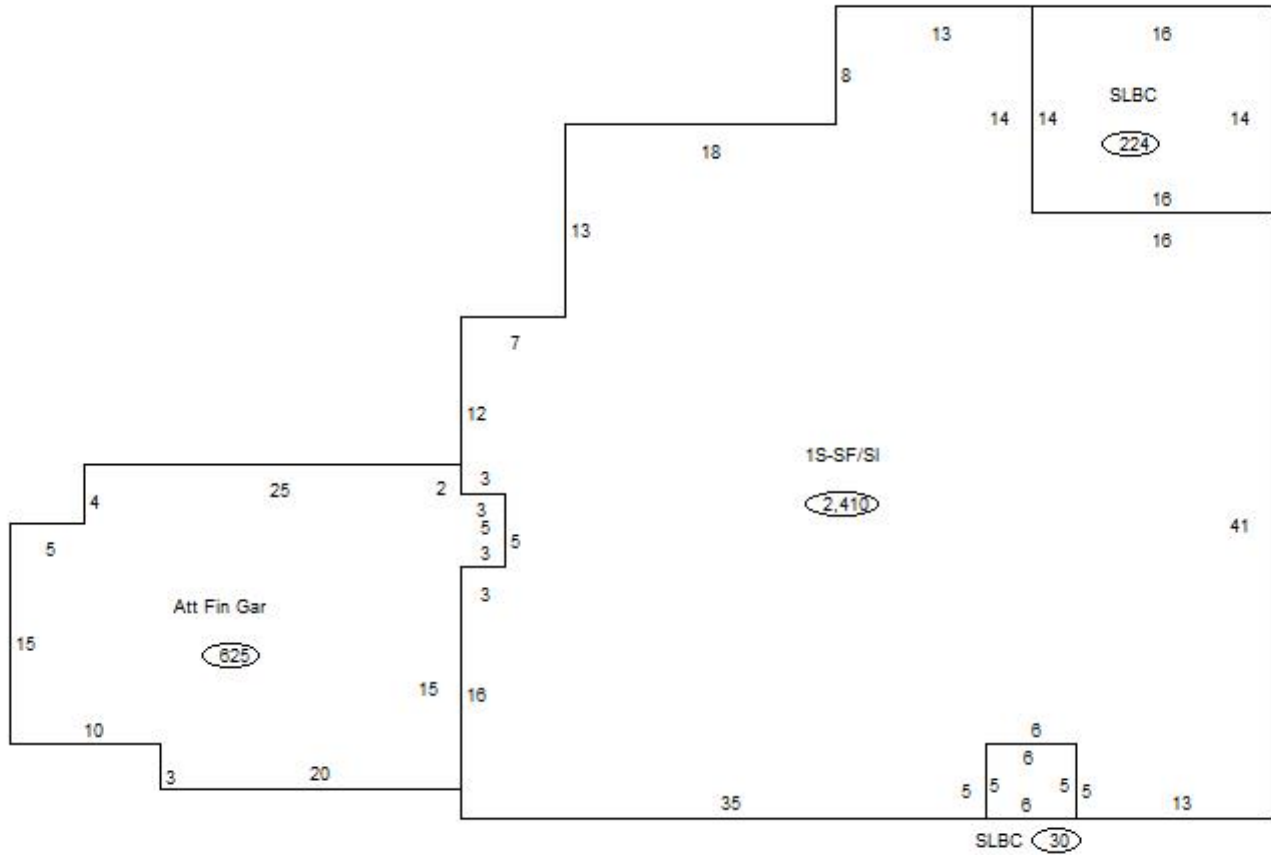
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Sketch Image

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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	1S-SF/SI	2,410	1.000	2,410
2	G	5		13	Att Fin Gar	625	1.000	625
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,410		2,410