



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:42:39  
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Assessment Data					Primary Image				
Account	660106219								
Parcel ID	000000-0-0-00859-008-0002								
Cadastral ID	24-20-14-04130								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	333000								
BORGER HOLDINGS LLC									
PO BOX 690033 TULSA OK 74169-0000									
Parcel Location									
Situs	03207 RIDGELINE RD								
Subdivision	VALE AT REDBUD PHASE II								
Lot/Block	0002 / 0008	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: 36.20046164 -95.76414279									
Building Permits									
LOT 2 BLOCK 8 VALE AT REDBUD PHASE 2									
Number	Description	Opened	Closed	Amount					
R22 171435	R23 NEW SFR	05/2022	06/2023	450,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	THE VALE AT REDBUD LLC	10/15/2021	65,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2022		Land Value	115,823	115,823	11%	Assessed	54,689	5,833.13
Year Frozen			Improvements	381,342	381,342		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	497,165	497,165		Total Taxable	54,689	5,833.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106219	BORGER HOLDINGS LLC			1	481,057	0	52,917	5,644.00
2024	2024-660106219	BORGER HOLDINGS LLC			1	490,611	0	50,479	5,325.00
2023	2023-660106219	BORGER HOLDINGS LLC			1	65,000	0	7,150	734.00
2022	2022-660106219	BORGER HOLDINGS LLC			1	65,000	0	7,150	718.00



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4439		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	19,336.00 x 5.99 = 115,823		
Factor Value			
Adjustments	1.0000		
Lot Value	115,823		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,844 / 2,885
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,844
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	649 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2023 / 2

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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	97.34	Total Misc Impr	+ 9,799
Roofing Adj	+ 3.50	Garage Cost	+ 30,730
Subfloor Adj	+ -2.23	Total RCN	= 389,124
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 7,782
Plumbing Adj	+ 7.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 381,342
Adj Base Cost	= 120.83	Lot Value	+ 115,823
Total Area	x 2,885	Indicated Value	= 497,165
Adjusted Cost	= 348,595	Value Per SqFt	172.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	381,342		
Lot Value	115,823		
Indicated Value	497,165	172.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	497,165	172.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157246	16x6		96	29.22		2,805
PRCH	Slab Porch - Covered	157247	15x12		180	28.88		5,198
PATO	Slab Porch - Open	157248	144		144	12.47		1,796

