



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660106229									
Parcel ID	000000-00-00859-008-0012									
Cadastral ID	24-20-14-04230									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	345139									
REPLOGLE, HILARIE A										
19041 E ORCHARD CIR CATOOSA OK 74015-0000										
Parcel Location										
Situs	19041 ORCHARD CIR									
Subdivision	VALE AT REDBUD PHASE II									
Lot/Block	0012 / 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: 36.20080059 -95.76280067			Building Permits						
LOT 12 BLOCK 8 VALE AT REDBUD PHASE 2				Number	Description	Opened	Closed	Amount		
				R23 171684	R24 NEW SFR	01/2023	09/2023	450,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	LONGHORN CONSTRUCTION LLC	08/19/2024	500,000	YES	
					/	THE VALE AT REDBUD LLC	10/15/2021	76,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2025	Land Value	88,147	88,147	11%	9,696	Assessed	58,268	6,214.86	
Year Frozen		Improvements	441,563	441,563		48,572	Penalty	0		
Uncapped Value	7,097	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	529,710	529,710		58,268	Total Taxable	58,268	6,215.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106229	REPLOGLE, HILARIE A			1	500,000	0	55,000	5,866.00	
2024	2024-660106229	REPLOGLE, HILARIE A			1	424,992	0	46,749	4,932.00	
2023	2023-660106229	LONGHORN CONSTRUCTION LLC			1	3,893	0	428	44.00	
2022	2022-660106229	LONGHORN CONSTRUCTION LLC			1	3,893	0	428	43.00	



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,902.00 x 5.99 = 143,173		
Factor Value			
Adjustments	0.6157		
Lot Value	88,147		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,369 / 3,029
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,369
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	839 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	101.68	Total Misc Impr	+ 10,085
Roofing Adj	+ 4.58	Garage Cost	+ 47,747
Subfloor Adj	+ -3.61	Total RCN	= 443,333
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,867
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 434,466
Adj Base Cost	= 127.27	Lot Value	+ 88,147
Total Area	x 3,029	Indicated Value	= 522,613
Adjusted Cost	= 385,501	Value Per SqFt	172.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	434,466		
Lot Value	88,147		
Indicated Value	522,613	172.54	Per SqFt
Agland Value			
Site Improvements	7,097		
Total Value	529,710	174.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158129	15x11		165	32.47		5,358
PRCH	Slab Porch - Covered	158131	145		145	32.60		4,727



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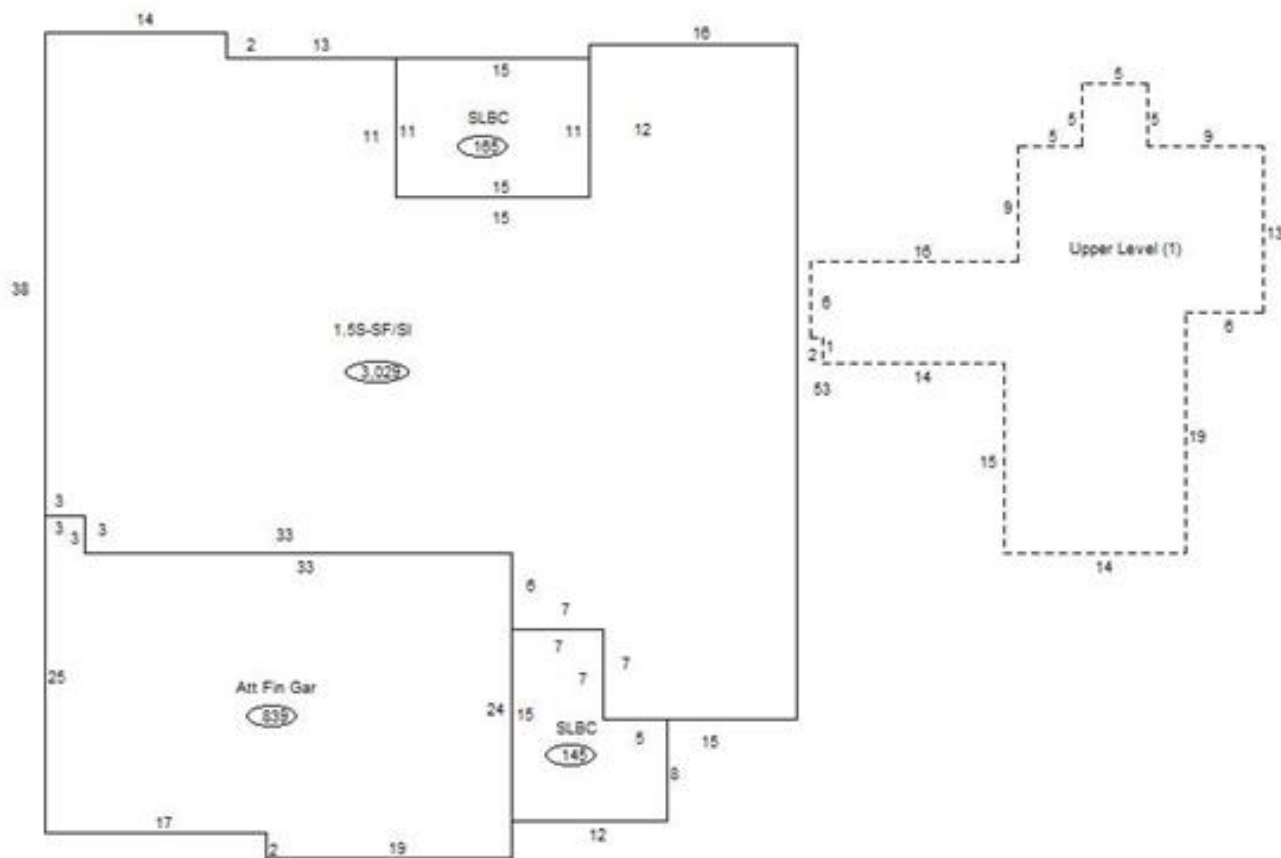
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,369	1.279	3,029
2	G	5		13	Att Fin Gar	839	1.000	839
3	M	PRCH		13	SLBC	165	1.000	165
4	U	^UL		13	Upper Level (1)	660	1.000	660
5	M	PRCH		13	SLBC	145	1.000	145
Total Building Area						2,369		3,029



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	31x15x0	Plank		465
	Qual 3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (16.96 x 465)		7,886		7,886	789	7,097