



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:43:08  
 Page 1

Assessment Data					Primary Image																																												
<b>Account</b> 660106234 <b>Parcel ID</b> 000000-0-0-00859-008-0017 <b>Cadastral ID</b> 24-20-14-04280 <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> 341463 FREEMAN, BENJAMIN J & CHELSEY  18964 ROUND MOUNTAIN RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 18964 ROUND MOUNTAIN RD <b>Subdivision</b> VALE AT REDBUD PHASE II <b>Lot/Block</b> 0017 / 0008 <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					<p>660106234_001.JPG 9/13/2025</p>																																												
<b>Legal Description</b> Lot/Long: 36.20171015 -95.76344687																																																	
<b>Building Permits</b>					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22 171575</td> <td>R23 NEW SFR</td> <td>09/2022</td> <td>06/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 171575	R23 NEW SFR	09/2022	06/2023																															
Number	Description	Opened	Closed	Amount																																													
R22 171575	R23 NEW SFR	09/2022	06/2023																																														
<b>Exemptions</b>					<b>Sale History</b>																																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>HIGGINS HOMES LLC</td> <td>05/03/2023</td> <td>453,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>THE VALE AT REDBUD LLC</td> <td>08/03/2022</td> <td>75,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	HIGGINS HOMES LLC	05/03/2023	453,000	YES	/	THE VALE AT REDBUD LLC	08/03/2022	75,000	15															
Code	Type	Active	Maximum	Exemption																																													
Bk/Pg	Grantor	Date	Price	Code																																													
/	HIGGINS HOMES LLC	05/03/2023	453,000	YES																																													
/	THE VALE AT REDBUD LLC	08/03/2022	75,000	15																																													
<b>Parcel Valuation</b>																																																	
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2024	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>92,688</td> </tr> <tr> <td>Improvements</td> <td>376,024</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>468,712</td> </tr> </tbody> </table>		Fair Cash	Capped	Land Value	92,688	Improvements	376,024	Mobile Home	0	Total Value	468,712	<table border="1"> <thead> <tr> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>11%</td> <td>10,196</td> </tr> <tr> <td></td> <td>41,262</td> </tr> <tr> <td></td> <td>0</td> </tr> <tr> <td></td> <td>51,458</td> </tr> </tbody> </table>		Asmnt Level	Assessed	11%	10,196		41,262		0		51,458	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>106.660</td> <td>5,488.51</td> </tr> <tr> <td>Assessed</td> <td>51,458</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>51,458</td> </tr> </tbody> </table>		Levy Rate	Current Tax	106.660	5,488.51	Assessed	51,458	Penalty	0	Exemption	0	Total Taxable	51,458						
Source	REAL																																																
Remove Cap	2024																																																
Fair Cash	Capped																																																
Land Value	92,688																																																
Improvements	376,024																																																
Mobile Home	0																																																
Total Value	468,712																																																
Asmnt Level	Assessed																																																
11%	10,196																																																
	41,262																																																
	0																																																
	51,458																																																
Levy Rate	Current Tax																																																
106.660	5,488.51																																																
Assessed	51,458																																																
Penalty	0																																																
Exemption	0																																																
Total Taxable	51,458																																																
<b>Assessment History</b>																																																	
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660106234</td> <td>FREEMAN, BENJAMIN J &amp;</td> <td>1</td> <td>445,523</td> <td>0</td> <td>49,008</td> <td>5,227.00</td> </tr> <tr> <td>2024</td> <td>2024-660106234</td> <td>FREEMAN, BENJAMIN J &amp;</td> <td>1</td> <td>473,509</td> <td>0</td> <td>52,086</td> <td>5,495.00</td> </tr> <tr> <td>2023</td> <td>2023-660106234</td> <td>FREEMAN, BENJAMIN J &amp;</td> <td>1</td> <td>3,893</td> <td>0</td> <td>428</td> <td>44.00</td> </tr> <tr> <td>2022</td> <td>2022-660106234</td> <td>HIGGINS HOMES LLC</td> <td>1</td> <td>3,893</td> <td>0</td> <td>428</td> <td>43.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660106234	FREEMAN, BENJAMIN J &	1	445,523	0	49,008	5,227.00	2024	2024-660106234	FREEMAN, BENJAMIN J &	1	473,509	0	52,086	5,495.00	2023	2023-660106234	FREEMAN, BENJAMIN J &	1	3,893	0	428	44.00	2022	2022-660106234	HIGGINS HOMES LLC	1	3,893	0	428	43.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																										
2025	2025-660106234	FREEMAN, BENJAMIN J &	1	445,523	0	49,008	5,227.00																																										
2024	2024-660106234	FREEMAN, BENJAMIN J &	1	473,509	0	52,086	5,495.00																																										
2023	2023-660106234	FREEMAN, BENJAMIN J &	1	3,893	0	428	44.00																																										
2022	2022-660106234	HIGGINS HOMES LLC	1	3,893	0	428	43.00																																										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:43:08  
 Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4307		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	18,763.00 x 5.99 = 112,390		
Factor Value			
Adjustments	0.8247		
Lot Value	92,688		



660106234\_001.JPG 9/13/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,335 / 2,335
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,335
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	703 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2023 / 2

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	112.39	Total Misc Impr	+ 14,931
Roofing Adj	+ 5.87	Garage Cost	+ 40,162
Subfloor Adj	+ -4.62	Total RCN	= 383,698
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 7,674
Plumbing Adj	+ 10.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 376,024
Adj Base Cost	= 140.73	Lot Value	+ 92,688
Total Area	x 2,335	Indicated Value	= 468,712
Adjusted Cost	= 328,605	Value Per SqFt	200.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	376,024		
Lot Value	92,688		
Indicated Value	468,712	200.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	468,712	200.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	6,700.26		6,700
PRCH	Slab Porch - Covered	157260	6x5		30	33.10		993
PRCH	Porch	157261	15x15		225	32.17		7,238



# Rogers

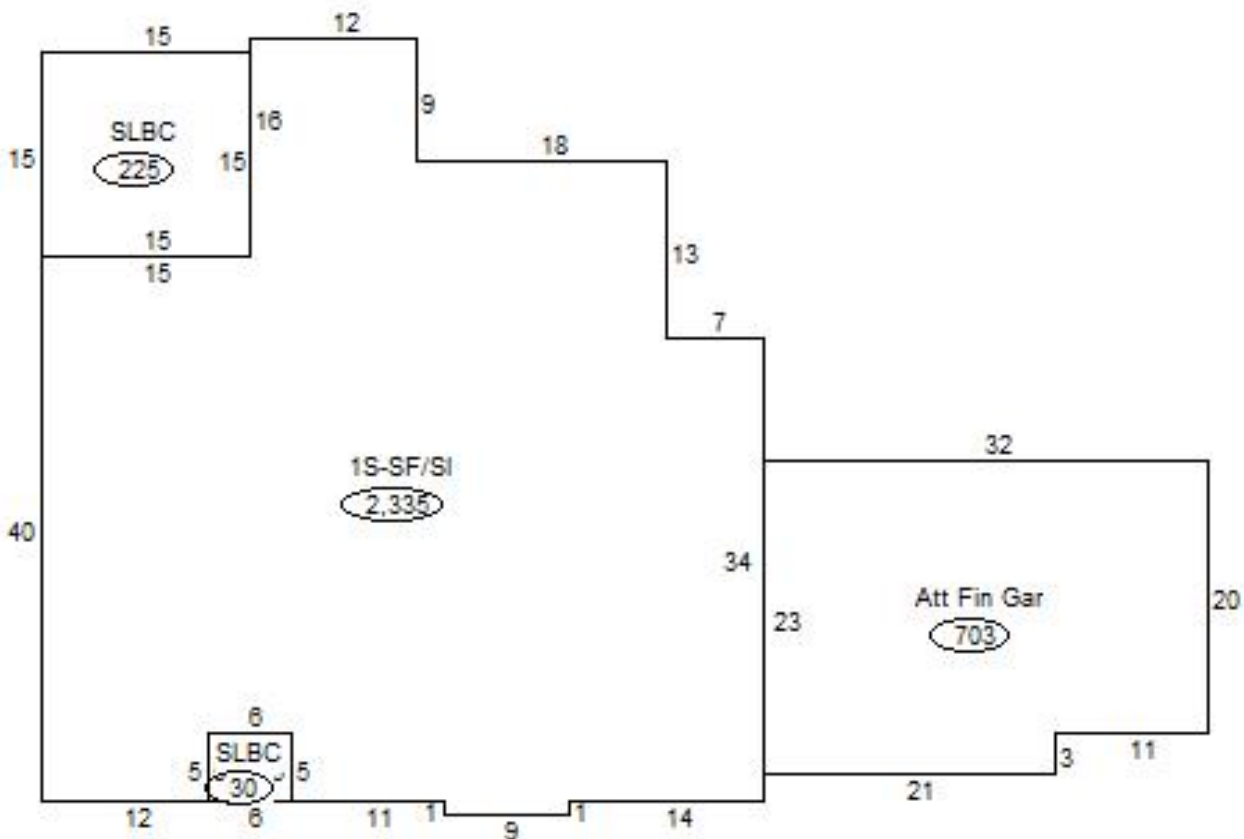
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:43:08  
 Page 3

Sketch Image

660106234



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,335	1.000	2,335
2	G	5		20	Att Fin Gar	703	1.000	703
3	M	PRCH		20	SLBC	30	1.000	30
4	M	PRCH		20	SLBC	225	1.000	225
<b>Total Building Area</b>						2,335		2,335