



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:43:10  
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Assessment Data				Primary Image						
Account	660106235			<p>660106235_002.JPG 9/13/2025</p>						
Parcel ID	000000-0-0-00859-008-0018									
Cadastral ID	24-20-14-04290									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	339971									
WALTERS, CYNTHIA										
19006 ROUND MOUNTAIN RD CATOOSA OK 74015-0000										
Parcel Location										
Situs	19006 ROUND MOUNTAIN RD									
Subdivision	VALE AT REDBUD PHASE II									
Lot/Block	0018 / 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: 36.20163242 -95.76309843				Building Permits						
LOT 18 BLOCK 8 VALE AT REDBUD PHASE 2				Number	Description	Opened	Closed	Amount		
				R22 171362	R23- NEW SFR	02/2022	09/2022	400,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HIGGINS HOMES LLC	10/14/2022	419,500	YES	
					/	THE VALE AT REDBUD LLC	12/28/2021	225,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2023	Land Value	128,582	128,582	11%	14,144	Assessed	47,910	5,110.08	
Year Frozen		Improvements	306,962	306,962		33,766	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	435,544	435,544		47,910	Total Taxable	47,910	5,110.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660106235	WALTERS, CYNTHIA	1	419,603	0	46,156	4,923.00			
2024	2024-660106235	WALTERS, CYNTHIA	1	419,500	0	46,145	4,868.00			
2023	2023-660106235	WALTERS, CYNTHIA	1	419,500	0	46,145	4,736.00			
2022	2022-660106235	HIGGINS HOMES LLC	1	3,893	0	428	43.00			



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Lot Data		Square-Foot - NBHD 1135 #1		Primary Image	
Lot Size	0	0			
Lot Count	1				
Units Buildable					
Non-Ag Acres	0.4924				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	21,447.00 x 5.99 = 128,468				
Factor Value					
Adjustments	1.0009				
Lot Value	128,582				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,897 / 1,897
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,897
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	747 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	318,002	167.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	388,610		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	306,962		
Lot Value	128,582		
Indicated Value	435,544	229.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	435,544	229.60	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.03	Total Misc Impr	+	19,773			
Roofing Adj	+ 5.44	Garage Cost	+	34,840			
Subfloor Adj	+ -3.46	Total RCN	=	316,456			
Heat/Cool Adj	+ 14.47	Depreciation ( 3%)	-	9,494			
Plumbing Adj	+ 8.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	306,962			
Adj Base Cost	= 138.03	Lot Value	+	128,582			
Total Area	x 1,897	Indicated Value	=	435,544			
Adjusted Cost	= 261,843	Value Per SqFt		229.60			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	5,947.13		5,947
PRCH	Slab Porch - Covered	155239		184	184	28.86		5,310
PRCH	Porch	155240	23x13		299	28.48		8,516



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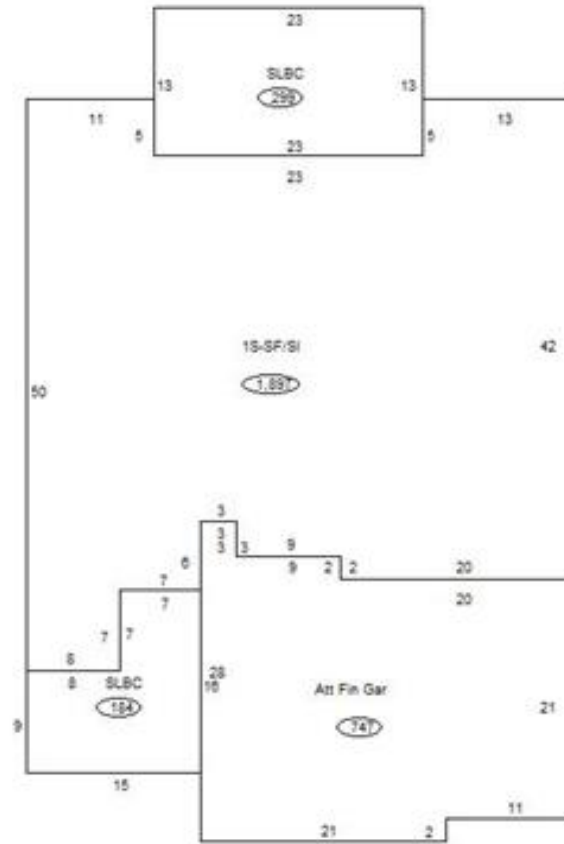
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Sketch Image

660106235



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,897	1.000	1,897
2	G	5		13	Att Fin Gar	747	1.000	747
3	M	PRCH		13	SLBC	184	1.000	184
4	M	PRCH		13	SLBC	299	1.000	299
<b>Total Building Area</b>						1,897		1,897