



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:43:13
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Assessment Data				Primary Image															
Account	660106237			<p>660106237_001.JPG 5/29/2024</p>															
Parcel ID	000000-0-0-00859-008-0020																		
Cadastral ID	24-20-14-04310																		
Property Type	REAL - Real Property																		
Property Class	URP	VI Area	3																
Tax Area	1 - CATOOSA OT																		
Name ID	344642																		
FIGUEROA, RAUL & MINJU LEE																			
19200 E ROUND MOUNTAIN RD CATOOSA OK 74015-0000																			
Parcel Location																			
Situs	19200 ROUND MOUNTAIN RD																		
Subdivision	VALE AT REDBUD PHASE II																		
Lot/Block	0020 / 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				Building Permits															
Lot/Long: 36.20145804 -95.76250885				<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>R23 171827</td> <td>R24 NEW SFR</td> <td>06/2023</td> <td>05/2024</td> <td>450,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 171827	R24 NEW SFR	06/2023	05/2024	450,000
Number	Description	Opened	Closed	Amount															
R23 171827	R24 NEW SFR	06/2023	05/2024	450,000															
LOT 20 BLOCK 8 VALE AT REDBUD PHASE 2																			
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	HIGGINS HOMES LLC	06/24/2024	400,000	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	2025		Land Value	121,720	121,720	11%	Assessed	46,200	4,927.69										
Year Frozen			Improvements	308,706	298,280		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	430,426	420,000	46,200	Total Taxable	46,200	4,928.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax											
2025	2025-660106237	FIGUEROA, RAUL &		1	400,000	0	44,000	4,693.00											
2024	2024-660106237	FIGUEROA, RAUL &		1	45,000	0	450	47.00											
2023	2023-660106237	HIGGINS HOMES LLC		1	3,893	0	428	44.00											
2022	2022-660106237	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	0.3748	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	16,325.00 x 5.99 = 97,787	
Factor Value		
Adjustments	1.2448	
Lot Value	121,720	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,149 / 2,149
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,149
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	568 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2024 / 2

660106237	660106237_001.JPG	5/29/2024
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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	105.71	Total Misc Impr	+ 13,887
Roofing Adj	+ 4.62	Garage Cost	+ 22,050
Subfloor Adj	+ -2.19	Total RCN	= 315,006
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 6,300
Plumbing Adj	+ 9.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 308,706
Adj Base Cost	= 129.86	Lot Value	+ 121,720
Total Area	x 2,149	Indicated Value	= 430,426
Adjusted Cost	= 279,069	Value Per SqFt	200.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	308,706		
Lot Value	121,720		
Indicated Value	430,426	200.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	430,426	200.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	5,194.00		5,194
PRCH	Slab Porch - Covered	160180	8x7		56	26.75		1,498
PRCH	Porch	160181	23x12		276	26.07		7,195



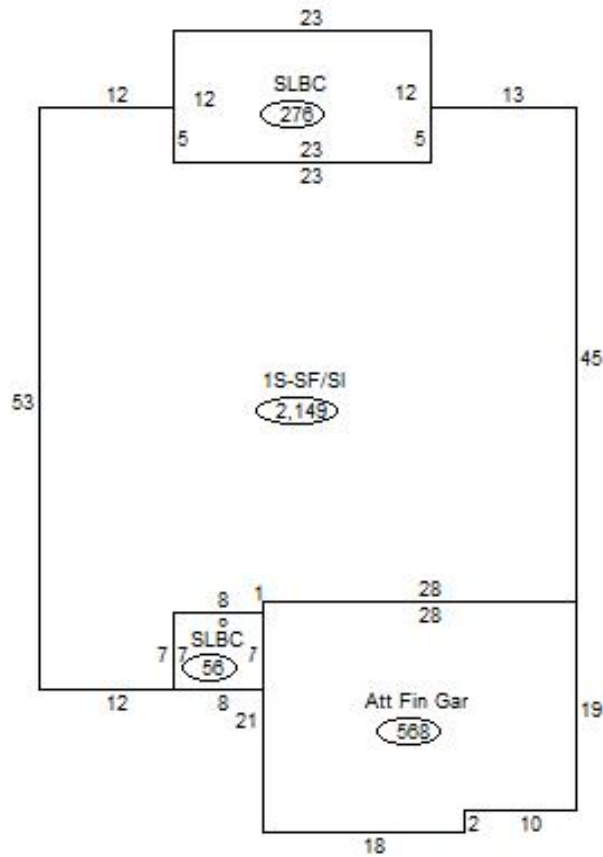
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,149	1.000	2,149
2	G	5		20	Att Fin Gar	568	1.000	568
3	M	PRCH		20	SLBC	56	1.000	56
4	M	PRCH		20	SLBC	276	1.000	276
Total Building Area						2,149		2,149