



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:43:19
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| Assessment Data | | | | | Primary Image | | | | |
|--|---------------------------|-------------------------|----------|-------------|---------------|---------------|---------------|-------------|--|
| Account | 660106240 | | | | | | | | |
| Parcel ID | 000000-0-0-00859-009-0002 | | | | | | | | |
| Cadastral ID | 24-20-14-04340 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area | 3 | | | | | | |
| Tax Area | 1 - CATOOSA OT | | | | | | | | |
| Name ID | 344442 | | | | | | | | |
| FLOREZ, SONNY & TABITHA | | | | | | | | | |
| 18983 E ROUND MOUNTAIN RD CATOOSA OK 74015-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 18983 ROUND MOUNTAIN RD | | | | | | | | |
| Subdivision | VALE AT REDBUD PHASE II | | | | | | | | |
| Lot/Block | 0002 / 0009 | 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: 36.20228543 -95.76326513 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| LOT 2 BLOCK 9 VALE AT REDBUD PHASE 2 | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R22 171601 | R23 NEW SFR | 10/2022 | 06/2023 | 400,000 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| HV | Veteran | Yes | 999,999 | 46,396 | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| / | HIGGINS HOMES LLC | 05/22/2024 | 409,500 | YES | | | | | |
| / | THE VALE AT REDBUD LLC | 09/20/2022 | 80,000 | 15 | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | |
| Remove Cap | 2025 | Land Value | 70,582 | 70,582 | 11% | 7,764 | Assessed | 46,396 | |
| Year Frozen | | Improvements | 358,011 | 351,203 | | 38,632 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 46,396 | |
| TIF Project ID | 0 | Total Value | 428,593 | 421,785 | | 46,396 | Total Taxable | 0 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660106240 | FLOREZ, SONNY & TABITHA | 1 | 409,500 | 45045 | | .00 | | |
| 2024 | 2024-660106240 | FLOREZ, SONNY & TABITHA | 1 | 438,318 | 40168 | | .00 | | |
| 2023 | 2023-660106240 | HIGGINS HOMES LLC | 1 | 3,893 | 0 | 428 | 44.00 | | |
| 2022 | 2022-660106240 | HIGGINS HOMES LLC | 1 | 3,893 | 0 | 428 | 43.00 | | |



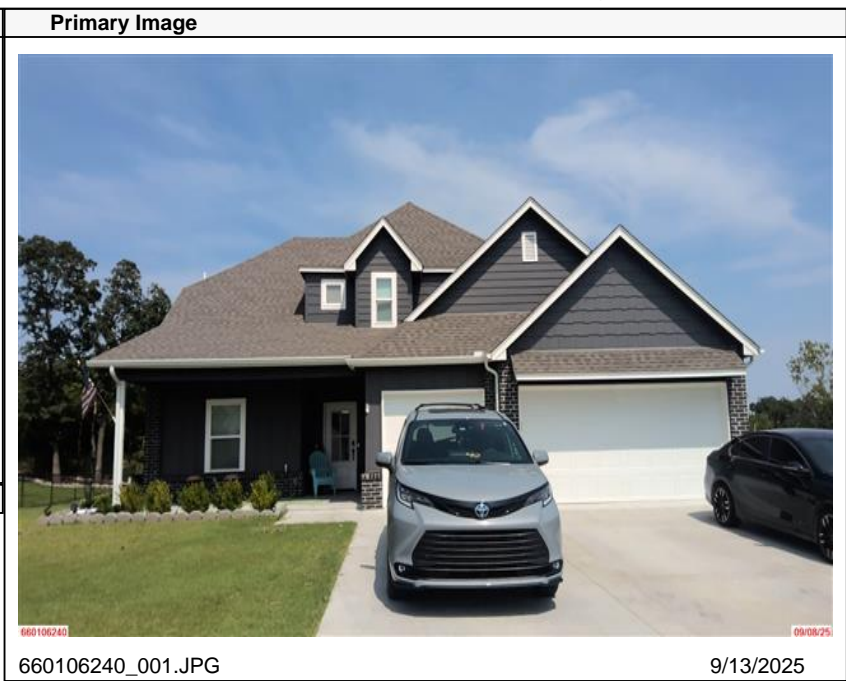
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| Lot Data | | Square-Foot - NBHD 1135 #1 | |
|-----------------|---------------------------|----------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.3426 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 14,924.00 x 5.99 = 89,395 | | |
| Factor Value | | | |
| Adjustments | 0.7896 | | |
| Lot Value | 70,582 | | |



| 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 | 80% Veneer, Masonry 20% Frame, Siding, Wood |
| Base/Total Area | 1,872 / 2,645 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,872 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 3 / 3.0 / |
| Basement Area | |
| Garage Type | 616 Attached Garage - Finished 3 Stalls |
| Remodel | |
| Year/Eff Age | 2023 / 2 |

660106240_001.JPG 9/13/2025

| 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 | 98.35 | Total Misc Impr | + 11,490 |
| Roofing Adj | + 3.86 | Garage Cost | + 29,365 |
| Subfloor Adj | + -2.46 | Total RCN | = 365,317 |
| Heat/Cool Adj | + 14.47 | Depreciation (2%) | - 7,306 |
| Plumbing Adj | + 8.45 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 358,011 |
| Adj Base Cost | = 122.67 | Lot Value | + 70,582 |
| Total Area | x 2,645 | Indicated Value | = 428,593 |
| Adjusted Cost | = 324,462 | Value Per SqFt | 162.04 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 358,011 | | |
| Lot Value | 70,582 | | |
| Indicated Value | 428,593 | 162.04 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 428,593 | 162.04 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 157265 | 168 | | 168 | 28.93 | | 4,860 |
| PRCH | Slab Porch - Covered | 157266 | 33x7 | | 231 | 28.70 | | 6,630 |

