



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 660106241 Parcel ID 000000-0-0-00859-009-0003 Cadastral ID 24-20-14-04350 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 346915 TURNER, JASON & HEATHER THATCHER 19009 E ROUND MOUNTAIN RD CATOOSA OK 74015-0000 Parcel Location Situs 19009 ROUND MOUNTAIN RD Subdivision VALE AT REDBUD PHASE II Lot/Block 0003 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660106241_002.JPG 9/13/2025</p>																																																																
Legal Description Lot/Long: 36.20220299 -95.76275412 LOT 3 BLOCK 9 VALE AT REDBUD PHASE 2																																																																					
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4912		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	21,397.00 x 5.99 = 128,168		
Factor Value			
Adjustments	0.4564		
Lot Value	58,496		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,256 / 2,256
Style	100% One Story
HVAC	100% Warmed & Cooled Air % Warmed & Cooled
Roof Cover	1 Composition Shingle
Area on Slab	2,256
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	618 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent Indicated Value	0.00

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	110.10	Total Misc Impr	+ 12,725
Roofing Adj	+ 5.23	Garage Cost	+ 29,442
Subfloor Adj	+ -3.40	Total RCN	= 379,281
Heat/Cool Adj	+ 28.95	Depreciation (1%)	- 3,793
Plumbing Adj	+ 8.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 375,488
Adj Base Cost	= 149.43	Lot Value	+ 58,496
Total Area	x 2,256	Indicated Value	= 433,984
Adjusted Cost	= 337,114	Value Per SqFt	192.37

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	375,488		
Lot Value	58,496		
Indicated Value	433,984	192.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	433,984	192.37	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	5,947.13		5,947
PATO	Patio - Open	168756	7x5		35	12.93		453
PRCH	Porch	168757	7x7		49	29.37		1,439
PATO	Patio - Open	168758	7x5		35	12.93		453
PATC	Patio - Covered	168759	22x10		220	20.15		4,433



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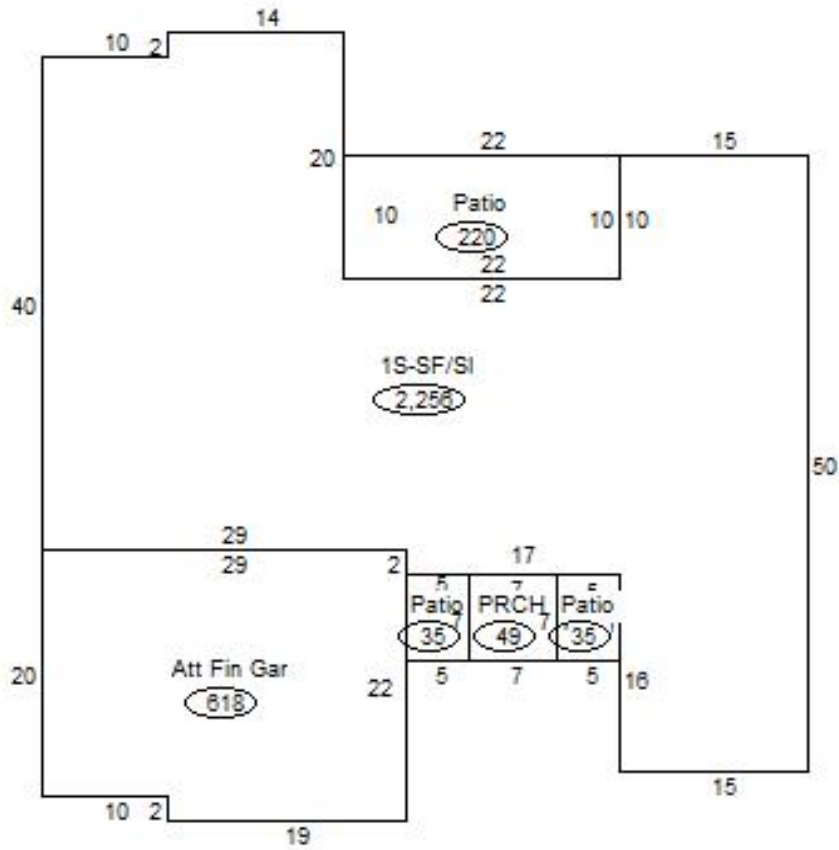
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,256	1.000	2,256
2	G	5		20	Att Fin Gar	618	1.000	618
3	M	PATO		20	Patio	35	1.000	35
4	M	PRCH		20	PRCH	49	1.000	49
5	M	PATO		20	Patio	35	1.000	35
6	M	PATC		20	Patio	220	1.000	220
Total Building Area						2,256		2,256