



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:35:27
Page 1

Assessment Data					Primary Image																																																																												
Account 660100772 Parcel ID 000000000-0000248-005-0001 Cadastral ID 06-20-15-02260 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 339868 MARRERO, CHRISTINA & AARON T 19042 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 19042 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660100772_002.JPG 10/7/2025</p>																																																																												
Legal Description Lot/Long: 36.24246606 -95.76124198																																																																																	
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 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6014		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,195.00 x 4.90 = 128,249		
Factor Value			
Adjustments	1.0000		
Lot Value	128,249		



660100772_002.JPG 10/7/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,785 / 2,785
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,785
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	726 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	420,771	151.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	502,210		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.06	Total Misc Impr	+ 17,831
Roofing Adj	+ 5.71	Garage Cost	+ 41,317
Subfloor Adj	+ -4.39	Total RCN	= 437,574
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 21,879
Plumbing Adj	+ 7.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 415,695
Adj Base Cost	= 135.88	Lot Value	+ 128,249
Total Area	x 2,785	Indicated Value	= 543,944
Adjusted Cost	= 378,426	Value Per SqFt	195.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	415,695		
Lot Value	128,249		
Indicated Value	543,944	195.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	543,944	195.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	145433	21x14		294	31.96		9,396
PRCH	SLAB PORCH - COVERED	145434	6x6		36	33.08		1,191



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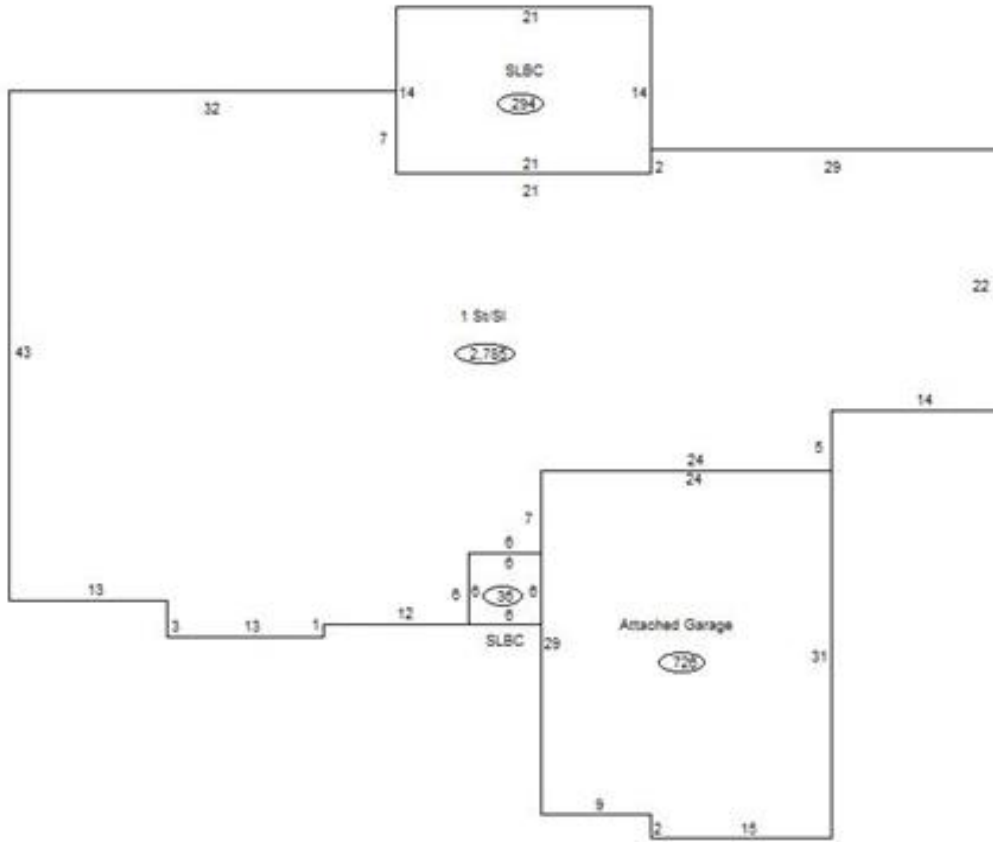
Date 04/18/2026

Time 09:35:27

Page 3

Sketch Image

660100772



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,785	1.000	2,785
2	G	5		13	Att Fin Gar	726	1.000	726
3	M	PRCH		13	SLBC	294	1.000	294
4	M	PRCH		13	SLBC	36	1.000	36
Total Building Area						2,785		2,785