




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:01:06  
Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660103302 <b>Parcel ID</b> 00000-0-0-0000860-001-0011 <b>Cadastral ID</b> 24-20-14-03110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 342417 FISHER, SANDRA & JOHNNY  19241 E CHINQUAPIN DR CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 19241 E CHINQUAPIN DR <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0011 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 20 / 14 / 5 <b>Neighborhood</b> 1135 - R-V01-NW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660103302_001.JPG 9/13/2025</p>																																																																
<b>Legal Description</b> Lat/Long: 36.19659197 -95.76250368 LOT 11 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																					
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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	0.2654	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	11,560.00 x 5.99 = 69,244	
Factor Value		
Adjustments	0.7465	
Lot Value	51,691	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,438 / 2,438
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,438
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	764 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2023 / 2



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	108.67	Total Misc Impr	+ 23,592
Roofing Adj	+ 5.18	Garage Cost	+ 35,633
Subfloor Adj	+ -3.39	Total RCN	= 384,625
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 7,693
Plumbing Adj	+ 8.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 376,932
Adj Base Cost	= 133.47	Lot Value	+ 51,691
Total Area	x 2,438	Indicated Value	= 428,623
Adjusted Cost	= 325,400	Value Per SqFt	175.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	376,932		
Lot Value	51,691		
Indicated Value	428,623	175.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	428,623	175.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156362	196		196	28.81		5,647
PRCH	Slab Porch - Covered	156363	24x12		288	28.51		8,211
FPR1	Fireplace - Residential 1 Story		1	2023	1	6,429.63		6,430
GENR	Generator - Residential Standby		1		1	3,304.00		3,304



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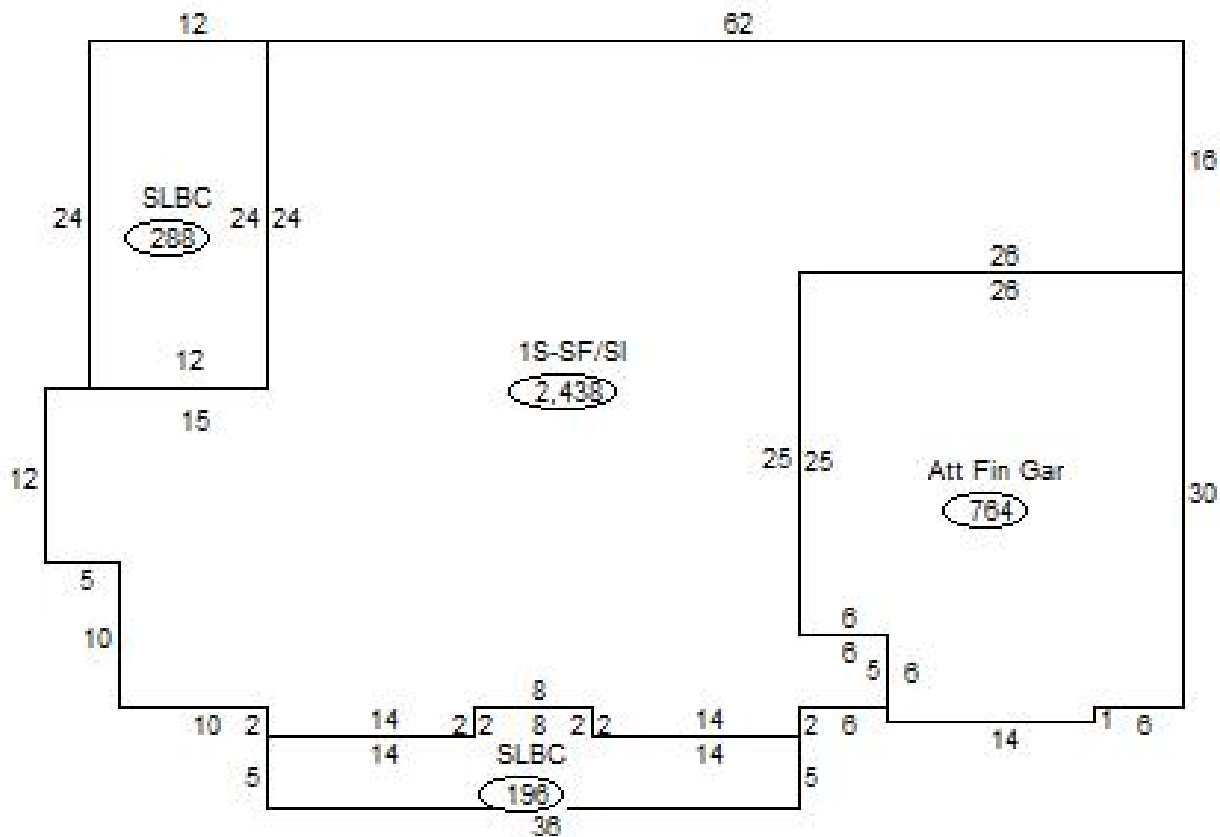
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Sketch Image

660103302



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,438	1.000	2,438
2	G	5		20	Att Fin Gar	764	1.000	764
3	M	PRCH		20	SLBC	196	1.000	196
4	M	PRCH		20	SLBC	288	1.000	288
<b>Total Building Area</b>						2,438		2,438