



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660103303				<p>660103303_001.JPG 9/13/2025</p>				
Parcel ID	00000-0-0-0000860-001-0012								
Cadastral ID	24-20-14-03120								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	333654								
BROWN, TERRY L & DEBORAH L REVOCABLE TRUST									
19253 E CHINQUAPIN DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	19253 E CHINQUAPIN DR								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0012 / 0001	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: 36.19647019 -95.76214629									
Building Permits									
LOT 12 BLOCK 1 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R20	R22- POSS NEW SFR PER MRTGE	09/2020	02/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
SHLT	Other	Yes	50	50					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	M.A.S. CONSTRUCTION LLC	02/22/2021	378,500	YES					
/	THE VALE AT REDBUD LLC	09/18/2020	43,500	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	66,609	60,991	11%	6,709	Assessed	45,496 4,852.60	
Year Frozen		Improvements	373,606	352,605		38,787	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,050 -112.00	
TIF Project ID	0	Total Value	440,215	413,596		45,496	Total Taxable	44,446 4,741.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103303	BROWN, TERRY L & DEBORAH L	1	423,633	1050	43,121	4,599.00		
2024	2024-660103303	BROWN, TERRY L & DEBORAH L	1	437,617	1000	41,884	4,418.00		
2023	2023-660103303	BROWN, TERRY L & DEBORAH L	1	378,500	1000	40,635	4,170.00		
2022	2022-660103303	BROWN, TERRY L & DEBORAH L	1	378,500	1000	40,635	4,079.00		
2021	2021-660103303	BROWN, TERRY L & DEBORAH L	1	45,000	0	4,950	436.00		
2020	2020-660103303	M.A.S. CONSTRUCTION LLC	1	2,519	0	277	25.00		



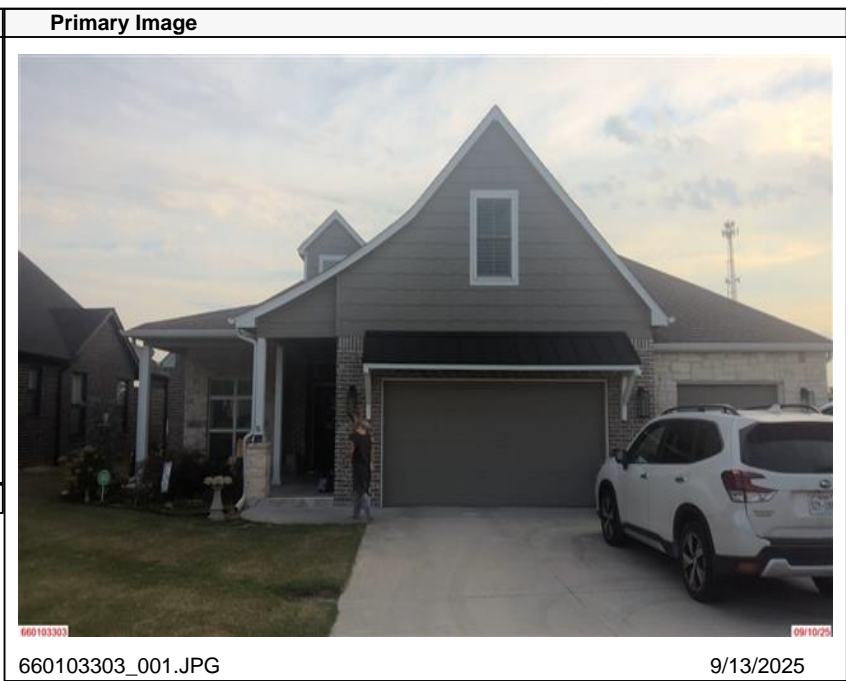
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2553		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	11,120.00 x 5.99 = 66,609		
Factor Value			
Adjustments	1.0000		
Lot Value	66,609		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,531 / 2,995
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,531
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	720 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	370,104	123.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	431,570		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.58	Total Misc Impr	+ 18,702
Roofing Adj	+ 3.80	Garage Cost	+ 26,885
Subfloor Adj	+ -1.82	Total RCN	= 389,173
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 15,567
Plumbing Adj	+ 6.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 373,606
Adj Base Cost	= 114.72	Lot Value	+ 66,609
Total Area	x 2,995	Indicated Value	= 440,215
Adjusted Cost	= 343,586	Value Per SqFt	146.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	373,606		
Lot Value	66,609		
Indicated Value	440,215	146.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	440,215	146.98	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	5,615.40		5,615
SHLT	STORM SHELTER	0		3x5	2025	15	0.00	
PRCH	Porch	149362	17x9		153	26.45		4,047
PATO	Patio - Open	149363	17x10		170	10.83		1,841
PATO	SLAB PORCH - OPEN	149364	12x4		48	11.48		551
PRCH	Porch	149365	234		234	26.20		6,131
PATO	Patio - Open	149366	9x5		45	11.48		517



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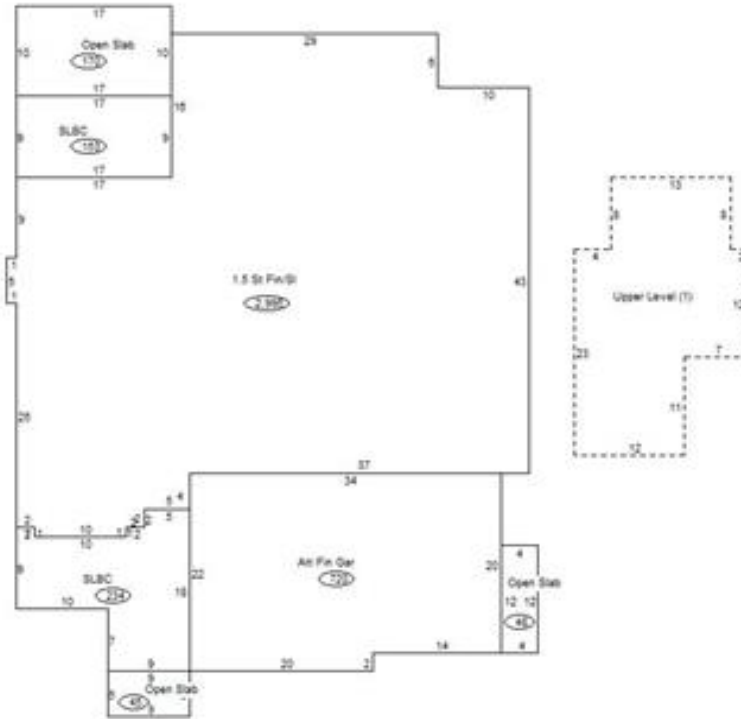
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,531	1.183	2,995
2	U	^UL		13	Upper Level (1)	464	1.000	464
3	G	5		13	Att Fin Gar	720	1.000	720
4	M	PRCH		13	SLBC	153	1.000	153
5	M	PATO		13	Open Slab	170	1.000	170
6	M	PATO		13	Open Slab	48	1.000	48
7	M	PRCH		13	SLBC	234	1.000	234
8	M	PATO		13	Open Slab	45	1.000	45
Total Building Area						2,531		2,995