



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:10
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Assessment Data					Primary Image																																																																
Account 660103304 Parcel ID 00000-0-0-0000860-001-0013 Cadastral ID 24-20-14-03130 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 331569 RHUEMS, MARK 19273 E CHINQUAPIN DR CATOOSA OK 74015-0000 Parcel Location Situs 19273 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103304_001.JPG 9/13/2025</p>																																																																
Legal Description Lat/Long: 36.19631759 -95.76202972 LOT 13 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																					
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3244		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	14,131.00 x 5.99 = 84,645		
Factor Value			
Adjustments	1.0000		
Lot Value	84,645		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,022 / 2,022
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,022
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	617 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	
Adusted R	0.8445		
Indicated Value	286,522	141.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	318,570		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.81	Total Misc Impr	+ 14,991
Roofing Adj	+ 4.69	Garage Cost	+ 23,539
Subfloor Adj	+ -2.19	Total RCN	= 300,622
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 15,031
Plumbing Adj	+ 7.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 285,591
Adj Base Cost	= 129.62	Lot Value	+ 84,645
Total Area	x 2,022	Indicated Value	= 370,236
Adjusted Cost	= 262,092	Value Per SqFt	183.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,591		
Lot Value	84,645		
Indicated Value	370,236	183.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	370,236	183.10	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
PRCH	SLAB PORCH - COVERED	146440	17x11		187	26.34		4,926
PATO	SLAB PORCH - OPEN	146441	17x5		85	11.48		976
PRCH	SLAB PORCH - COVERED	146701	131		131	26.52		3,474

