



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 660103305 Parcel ID 00000-0-0-0000860-001-0014 Cadastral ID 24-20-14-03140 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 332787 ALARCON, NANCY J 19270 E CHINQUAPIN DR CATOOSA OK 74015-0000 Parcel Location Situs 19270 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103305_002.JPG 9/13/2025</p>																			
Legal Description Lot/Long: 36.19602145 -95.76209549 LOT 14 BLOCK 1 THE VALE AT REDBUD PHASE 1																								
Exemptions					Building Permits																			
					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R19</td> <td>R21- NEW SFR PER MRTGE</td> <td>11/2019</td> <td>08/2020</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R21- NEW SFR PER MRTGE	11/2019	08/2020	240,000					
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Bk/Pg	Grantor	Date	Price	Code																				
/	1ST CHOICE QUALITY BUILDERS LLC	11/16/2020	285,000	YES																				
/	THE VALE AT REDBUD LLC	11/20/2019	40,500	15																				
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax															
Remove Cap	2021	Land Value	71,604	62,040	11%	6,824	Assessed	39,888	4,254.45															
Year Frozen		Improvements	300,578	300,578		33,064	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	372,182	362,618		39,888	Total Taxable	39,888	4,254.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660103305	ALARCON, NANCY J	1	358,313	0	37,989	4,052.00																	
2024	2024-660103305	ALARCON, NANCY J	1	367,750	0	36,180	3,817.00																	
2023	2023-660103305	ALARCON, NANCY J	1	321,921	0	34,457	3,536.00																	
2022	2022-660103305	ALARCON, NANCY J	1	321,839	0	32,816	3,294.00																	
2021	2021-660103305	ALARCON, NANCY J	1	284,122	0	31,253	2,750.00																	
2020	2020-660103305	1ST CHOICE QUALITY BUILDERS LLC	1	42,500	0	4,675	414.00																	



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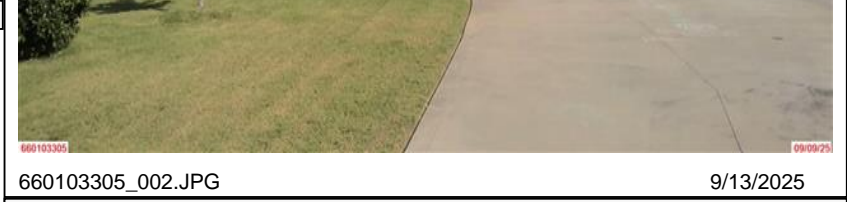
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Lot Data	Square-Foot - NBHD 1135 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2744	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	11,954.00 x 5.99 = 71,604	
Factor Value		
Adjustments	1.0000	
Lot Value	71,604	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,215 / 2,215
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,215
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	664 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	304,930	137.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	323,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.38	Total Misc Impr	+	13,529			
Roofing Adj	+ 4.58	Garage Cost	+	25,086			
Subfloor Adj	+ -2.19	Total RCN	=	316,398			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	15,820			
Plumbing Adj	+ 7.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	300,578			
Adj Base Cost	= 125.41	Lot Value	+	71,604			
Total Area	x 2,215	Indicated Value	=	372,182			
Adjusted Cost	= 277,783	Value Per SqFt		168.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	300,578		
Lot Value	71,604		
Indicated Value	372,182	168.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	372,182	168.03	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	146704		141	141	26.49		3,735
PRCH	SLAB PORCH - COVERED	146705		125	125	26.54		3,318
PATO	SLAB PORCH - OPEN	146706		15x5	75	11.48		861



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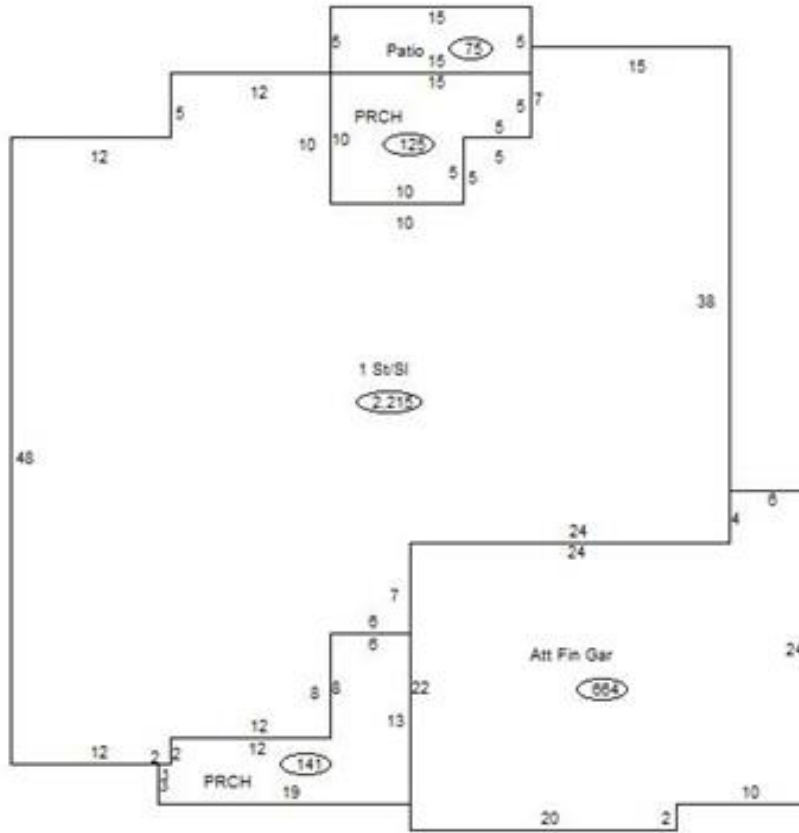
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Sketch Image

660103305



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,215	1.000	2,215
2	G	5		13	Att Fin Gar	664	1.000	664
3	M	PRCH		13	PRCH	141	1.000	141
4	M	PRCH		13	PRCH	125	1.000	125
5	M	PATO		13	Patio	75	1.000	75
Total Building Area						2,215		2,215