



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:17
Page 1

Assessment Data					Primary Image																																																												
Account 660103308 Parcel ID 00000-0-0-0000860-001-0017 Cadastral ID 24-20-14-03170 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334389 STOBAUGH, LAUREN H & HUNTER J 19212 E CHINQUAPIN DR CATOOSA OK 74015-0000 Parcel Location Situs 19212 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0017 / 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: 36.19614839 -95.76281381 LOT 17 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																	
Exemptions					Building Permits																																																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>R20</td> <td>R22- POSS NEW SFR PER MRTGE</td> <td>12/2020</td> <td>05/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- POSS NEW SFR PER MRTGE	12/2020	05/2021																																					
Code	Type	Active	Maximum	Exemption																																																													
Number	Description	Opened	Closed	Amount																																																													
R20	R22- POSS NEW SFR PER MRTGE	12/2020	05/2021																																																														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>HIGGINS HOMES LLC</td> <td>05/12/2021</td> <td>315,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>THE VALE AT REDBUD LLC</td> <td>11/16/2020</td> <td>46,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	HIGGINS HOMES LLC	05/12/2021	315,000	YES	/	THE VALE AT REDBUD LLC	11/16/2020	46,000	15																															
Code	Type	Active	Maximum	Exemption																																																													
Bk/Pg	Grantor	Date	Price	Code																																																													
/	HIGGINS HOMES LLC	05/12/2021	315,000	YES																																																													
/	THE VALE AT REDBUD LLC	11/16/2020	46,000	15																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 47,615</td> <td>47,615</td> <td>11%</td> <td>5,238</td> <td>Assessed</td> <td>38,178</td> <td>4,072.07</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 299,452</td> <td>299,452</td> <td></td> <td>32,940</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 347,067</td> <td>347,067</td> <td></td> <td>38,178</td> <td>Total Taxable</td> <td>38,178</td> <td>4,072.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2022	Land Value 47,615	47,615	11%	5,238	Assessed	38,178	4,072.07	Year Frozen		Improvements 299,452	299,452		32,940	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 347,067	347,067		38,178	Total Taxable	38,178	4,072.00											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																									
Remove Cap	2022	Land Value 47,615	47,615	11%	5,238	Assessed	38,178	4,072.07																																																									
Year Frozen		Improvements 299,452	299,452		32,940	Penalty	0																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																									
TIF Project ID	0	Total Value 347,067	347,067		38,178	Total Taxable	38,178	4,072.00																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660103308</td> <td>STOBAUGH, LAUREN H &</td> <td>1</td> <td>339,317</td> <td>0</td> <td>37,325</td> <td>3,981.00</td> </tr> <tr> <td>2024</td> <td>2024-660103308</td> <td>STOBAUGH, LAUREN H &</td> <td>1</td> <td>349,412</td> <td>0</td> <td>36,383</td> <td>3,838.00</td> </tr> <tr> <td>2023</td> <td>2023-660103308</td> <td>STOBAUGH, LAUREN H &</td> <td>1</td> <td>315,000</td> <td>0</td> <td>34,650</td> <td>3,556.00</td> </tr> <tr> <td>2022</td> <td>2022-660103308</td> <td>STOBAUGH, LAUREN H &</td> <td>1</td> <td>315,000</td> <td>0</td> <td>34,650</td> <td>3,478.00</td> </tr> <tr> <td>2021</td> <td>2021-660103308</td> <td>STOBAUGH, LAUREN H &</td> <td>1</td> <td>45,000</td> <td>0</td> <td>4,950</td> <td>436.00</td> </tr> <tr> <td>2020</td> <td>2020-660103308</td> <td>THE VALE AT REDBUD LLC</td> <td>1</td> <td>2,519</td> <td>0</td> <td>277</td> <td>25.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660103308	STOBAUGH, LAUREN H &	1	339,317	0	37,325	3,981.00	2024	2024-660103308	STOBAUGH, LAUREN H &	1	349,412	0	36,383	3,838.00	2023	2023-660103308	STOBAUGH, LAUREN H &	1	315,000	0	34,650	3,556.00	2022	2022-660103308	STOBAUGH, LAUREN H &	1	315,000	0	34,650	3,478.00	2021	2021-660103308	STOBAUGH, LAUREN H &	1	45,000	0	4,950	436.00	2020	2020-660103308	THE VALE AT REDBUD LLC	1	2,519	0	277	25.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																										
2025	2025-660103308	STOBAUGH, LAUREN H &	1	339,317	0	37,325	3,981.00																																																										
2024	2024-660103308	STOBAUGH, LAUREN H &	1	349,412	0	36,383	3,838.00																																																										
2023	2023-660103308	STOBAUGH, LAUREN H &	1	315,000	0	34,650	3,556.00																																																										
2022	2022-660103308	STOBAUGH, LAUREN H &	1	315,000	0	34,650	3,478.00																																																										
2021	2021-660103308	STOBAUGH, LAUREN H &	1	45,000	0	4,950	436.00																																																										
2020	2020-660103308	THE VALE AT REDBUD LLC	1	2,519	0	277	25.00																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:17
Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1825		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,949.00 x 5.99 = 47,615		
Factor Value			
Adjustments	1.0000		
Lot Value	47,615		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,039 / 2,039
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,039
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	703 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	298,208	146.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	315,250		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.77	Total Misc Impr	+ 19,560
Roofing Adj	+ 4.68	Garage Cost	+ 26,341
Subfloor Adj	+ -2.19	Total RCN	= 311,929
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 12,477
Plumbing Adj	+ 9.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 299,452
Adj Base Cost	= 130.47	Lot Value	+ 47,615
Total Area	x 2,039	Indicated Value	= 347,067
Adjusted Cost	= 266,028	Value Per SqFt	170.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	299,452		
Lot Value	47,615		
Indicated Value	347,067	170.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	347,067	170.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150545	201		201	26.30		5,286
PATO	Slab Porch - Open	150546	7x7		49	11.48		563
PRCH	Slab Porch - Covered	150547	24x13		312	25.95		8,096
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

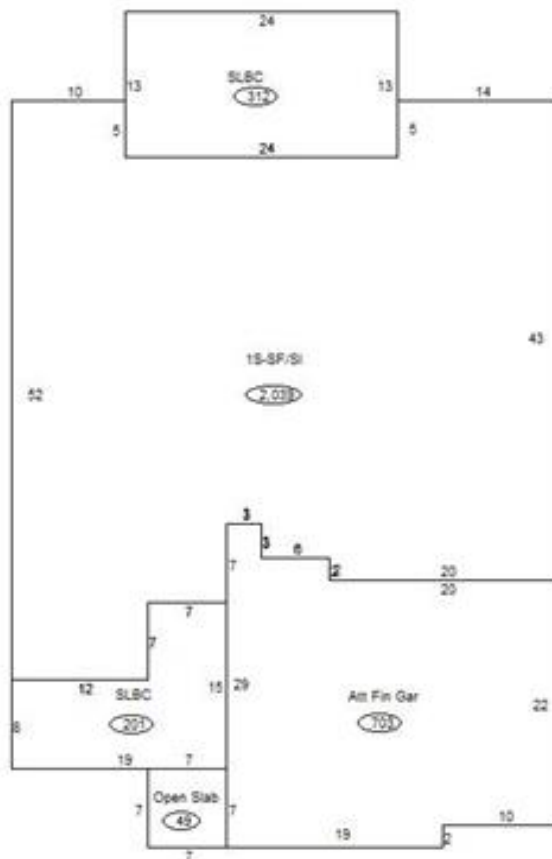
Date 04/18/2026

Time 10:01:17

Page 3

Sketch Image

660103308



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,039	1.000	2,039
2	G	5		13	Att Fin Gar	703	1.000	703
3	M	PRCH		13	SLBC	201	1.000	201
4	M	PATO		13	Open Slab	49	1.000	49
5	M	PRCH		13	SLBC	312	1.000	312
Total Building Area						2,039		2,039