



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:01:21  
Page 1

Assessment Data					Primary Image																																																																					
<b>Account</b> 660103310 <b>Parcel ID</b> 00000-0-0-0000860-001-0019 <b>Cadastral ID</b> 24-20-14-03190 <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> 339247 COMBS FAMILY TRUST GARY & CHRISTINA COMBS  19180 E CHINQUAPIN DR CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 19180 E CHINQUAPIN DR <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0019 / 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																																																																										
<b>Legal Description</b> Lat/Long: 36.19631752 -95.76311987 LOT 19 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	0.1823		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,940.00 x 5.99 = 47,561		
Factor Value			
Adjustments	1.0000		
Lot Value	47,561		



660103310\_002.JPG 9/13/2025

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	2,196 / 2,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,196
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	725 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	311,732	141.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	330,760		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.74	Total Misc Impr	+ 16,524
Roofing Adj	+ 4.59	Garage Cost	+ 27,072
Subfloor Adj	+ -2.19	Total RCN	= 322,137
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	- 12,885
Plumbing Adj	+ 7.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 309,252
Adj Base Cost	= 126.84	Lot Value	+ 47,561
Total Area	x 2,196	Indicated Value	= 356,813
Adjusted Cost	= 278,541	Value Per SqFt	162.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	309,252		
Lot Value	47,561		
Indicated Value	356,813	162.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	356,813	162.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152361	23x12		276	26.07		7,195
PRCH	Slab Porch - Covered	152362	7x6		42	26.80		1,126
PATO	Slab Porch - Open	152363	15x6		90	11.48		1,033
PATO	Slab Porch - Open	152364	14x10		140	11.11		1,555
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615

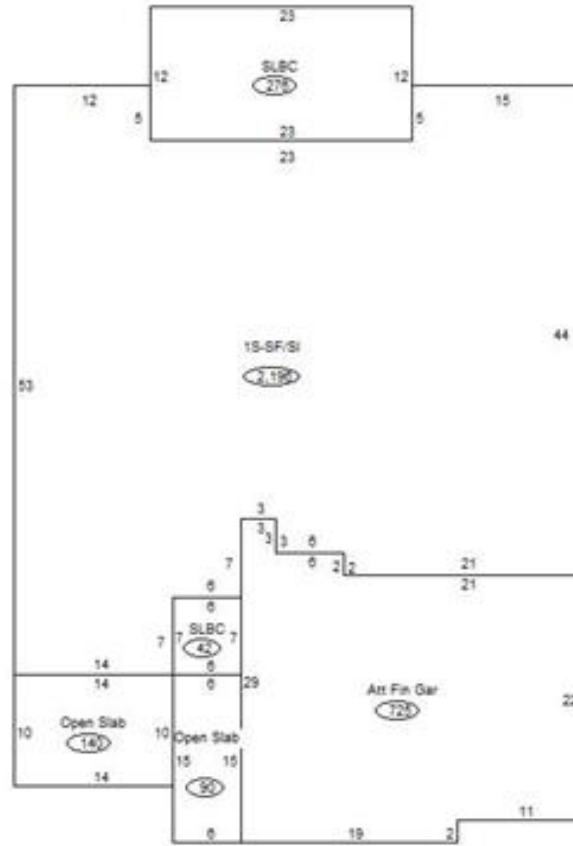


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Sketch Image

660103310



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,196	1.000	2,196
2	G	5		13	Att Fin Gar	725	1.000	725
3	M	PRCH		13	SLBC	276	1.000	276
4	M	PRCH		13	SLBC	42	1.000	42
5	M	PATO		13	Open Slab	90	1.000	90
6	M	PATO		13	Open Slab	140	1.000	140
<b>Total Building Area</b>						2,196		2,196