



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:24
Page 1

Assessment Data					Primary Image																																																																										
Account 660103312 Parcel ID 00000-0-0-0000860-001-00219017 Cadastral ID 24-20-14-03210 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 349407 DUVALL, RYAN D & KELLY D 19148 E CHIQUAPIN DR CATOOSA OK 74015-0000 Parcel Location Situs 19148 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0021 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103312_002.JPG 9/13/2025</p>																																																																										
Legal Description Lat/Long: 36.19649137 -95.76342707 LOT 21 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																															
Exemptions <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>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		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>R20</td> <td>R21- POSS NEW SFR PER MRTGE</td> <td>05/2020</td> <td>08/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- POSS NEW SFR PER MRTGE	05/2020	08/2020																																																			
Code	Type	Active	Maximum	Exemption																																																																											
H	Homestead	No	1,000																																																																												
Number	Description	Opened	Closed	Amount																																																																											
R20	R21- POSS NEW SFR PER MRTGE	05/2020	08/2020																																																																												
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>2027</td> <td>Land Value</td> <td>46,812</td> <td>46,812</td> <td>11%</td> <td>5,149</td> <td>Assessed</td> <td>39,100 4,170.41</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>308,643</td> <td>308,643</td> <td></td> <td>33,951</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>355,455</td> <td>355,455</td> <td></td> <td>39,100</td> <td>Total Taxable</td> <td>39,100 4,170.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2027	Land Value	46,812	46,812	11%	5,149	Assessed	39,100 4,170.41	Year Frozen		Improvements	308,643	308,643		33,951	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	355,455	355,455		39,100	Total Taxable	39,100 4,170.00	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>FERRARO, MARY-TRUSTEE</td> <td>02/19/2026</td> <td>365,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>HALL, JORDI P</td> <td>12/20/2021</td> <td>342,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>HIGGINS HOMES LLC</td> <td>11/04/2020</td> <td>292,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>THE VALE AT REDBUD LLC</td> <td>04/27/2020</td> <td>46,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	FERRARO, MARY-TRUSTEE	02/19/2026	365,000	YES	/	HALL, JORDI P	12/20/2021	342,000	YES	/	HIGGINS HOMES LLC	11/04/2020	292,500	YES	/	THE VALE AT REDBUD LLC	04/27/2020	46,000	15
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																																							
Remove Cap	2027	Land Value	46,812	46,812	11%	5,149	Assessed	39,100 4,170.41																																																																							
Year Frozen		Improvements	308,643	308,643		33,951	Penalty	0																																																																							
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																							
TIF Project ID	0	Total Value	355,455	355,455		39,100	Total Taxable	39,100 4,170.00																																																																							
Bk/Pg	Grantor	Date	Price	Code																																																																											
/	FERRARO, MARY-TRUSTEE	02/19/2026	365,000	YES																																																																											
/	HALL, JORDI P	12/20/2021	342,000	YES																																																																											
/	HIGGINS HOMES LLC	11/04/2020	292,500	YES																																																																											
/	THE VALE AT REDBUD LLC	04/27/2020	46,000	15																																																																											
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>2025-660103312</td> <td>FERRARO, MARY-TRUSTEE</td> <td>1</td> <td>341,899</td> <td>1000</td> <td>36,609</td> <td>3,905.00</td> </tr> <tr> <td>2024</td> <td>2024-660103312</td> <td>FERRARO, MARY-TRUSTEE</td> <td>1</td> <td>354,684</td> <td>1000</td> <td>37,748</td> <td>3,982.00</td> </tr> <tr> <td>2023</td> <td>2023-660103312</td> <td>FERRARO, MARY</td> <td>1</td> <td>342,000</td> <td>1000</td> <td>36,620</td> <td>3,758.00</td> </tr> <tr> <td>2022</td> <td>2022-660103312</td> <td>FERRARO, MARY</td> <td>1</td> <td>342,000</td> <td>1000</td> <td>36,620</td> <td>3,676.00</td> </tr> <tr> <td>2021</td> <td>2021-660103312</td> <td>HALL, JORDI P</td> <td>1</td> <td>296,550</td> <td>0</td> <td>32,621</td> <td>2,870.00</td> </tr> <tr> <td>2020</td> <td>2020-660103312</td> <td>HIGGINS HOMES 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	2025-660103312	FERRARO, MARY-TRUSTEE	1	341,899	1000	36,609	3,905.00	2024	2024-660103312	FERRARO, MARY-TRUSTEE	1	354,684	1000	37,748	3,982.00	2023	2023-660103312	FERRARO, MARY	1	342,000	1000	36,620	3,758.00	2022	2022-660103312	FERRARO, MARY	1	342,000	1000	36,620	3,676.00	2021	2021-660103312	HALL, JORDI P	1	296,550	0	32,621	2,870.00	2020	2020-660103312	HIGGINS HOMES LLC	1	2,519	0	277	25.00														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																								
2025	2025-660103312	FERRARO, MARY-TRUSTEE	1	341,899	1000	36,609	3,905.00																																																																								
2024	2024-660103312	FERRARO, MARY-TRUSTEE	1	354,684	1000	37,748	3,982.00																																																																								
2023	2023-660103312	FERRARO, MARY	1	342,000	1000	36,620	3,758.00																																																																								
2022	2022-660103312	FERRARO, MARY	1	342,000	1000	36,620	3,676.00																																																																								
2021	2021-660103312	HALL, JORDI P	1	296,550	0	32,621	2,870.00																																																																								
2020	2020-660103312	HIGGINS HOMES 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 10:01:25
 Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1794		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,815.00 x 5.99 = 46,812		
Factor Value			
Adjustments	1.0000		
Lot Value	46,812		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,195 / 2,195
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,195
Fixture/RghIn	19 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	640 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	301,313	137.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	323,090 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.35	Total Misc Impr	+ 12,311
Roofing Adj	+ 4.59	Garage Cost	+ 24,307
Subfloor Adj	+ -2.19	Total RCN	= 324,887
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 16,244
Plumbing Adj	+ 11.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 308,643
Adj Base Cost	= 131.33	Lot Value	+ 46,812
Total Area	x 2,195	Indicated Value	= 355,455
Adjusted Cost	= 288,269	Value Per SqFt	161.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	308,643		
Lot Value	46,812		
Indicated Value	355,455	161.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	355,455	161.94	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		1	2022	0.00		
PRCH	SLAB PORCH - COVERED	146926	21x11		231	26.20		6,052
PRCH	Porch	146927	6x4		24	26.85		644



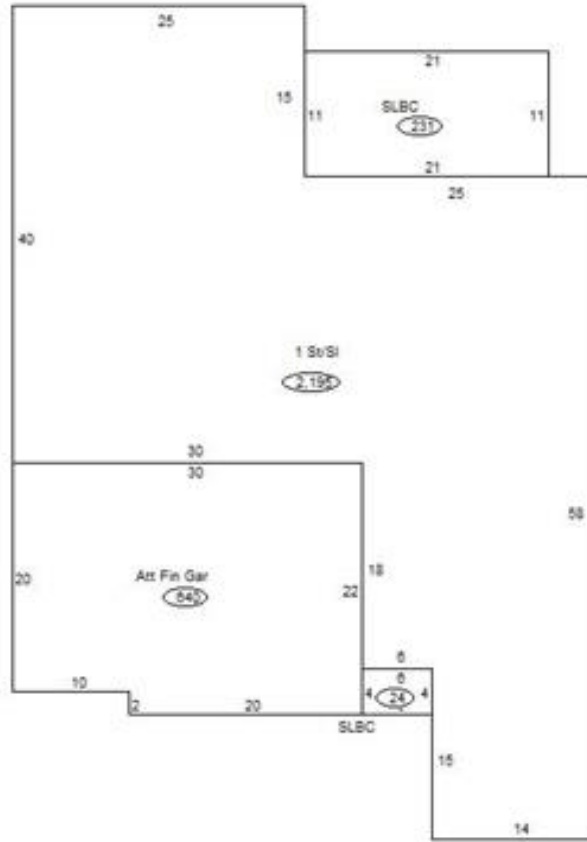
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:01:25
 Page 3

Sketch Image

660103312



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,195	1.000	2,195
2	G	5		13	Att Fin Gar	640	1.000	640
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						2,195		2,195