



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 660103313 Parcel ID 00000-0-0-0000860-001-0022 Cadastral ID 24-20-14-03220 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 335848 HOPE, KERRY & JACK 19132 E CHINQUAPIN DR CATOOSA OK 74015-0000 Parcel Location Situs 19132 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0022 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103313_002.JPG 9/13/2025</p>																																																																					
Legal Description Lat/Long: 36.19667712 -95.76388615 LOT 22 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																										
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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	0.1948		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,485.00 x 5.99 = 50,825		
Factor Value			
Adjustments	1.0000		
Lot Value	50,825		

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	2,035 / 2,035
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,035
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 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	
Adjusted R	0.8445	
Indicated Value	299,880	147.36 Per SqFt

Direct Comparables		
Selection Model	A Adam Test	
Adjustment Model	1 2022 Residential	
Comparables	8	
Indicated Value	316,910	Per SqFt

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	300,361	
Lot Value	50,825	
Indicated Value	351,186	172.57 Per SqFt
Agland Value		
Site Improvements		
Total Value	351,186	172.57 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.65	Total Misc Impr	+	18,466			
Roofing Adj	+ 4.68	Garage Cost	+	27,072			
Subfloor Adj	+ -2.19	Total RCN	=	312,876			
Heat/Cool Adj	+ 12.64	Depreciation (4%)	-	12,515			
Plumbing Adj	+ 9.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	300,361			
Adj Base Cost	= 131.37	Lot Value	+	50,825			
Total Area	x 2,035	Indicated Value	=	351,186			
Adjusted Cost	= 267,338	Value Per SqFt		172.57			

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	149351	23x13		299	25.99		7,771
PRCH	Porch	149352	193		193	26.32		5,080



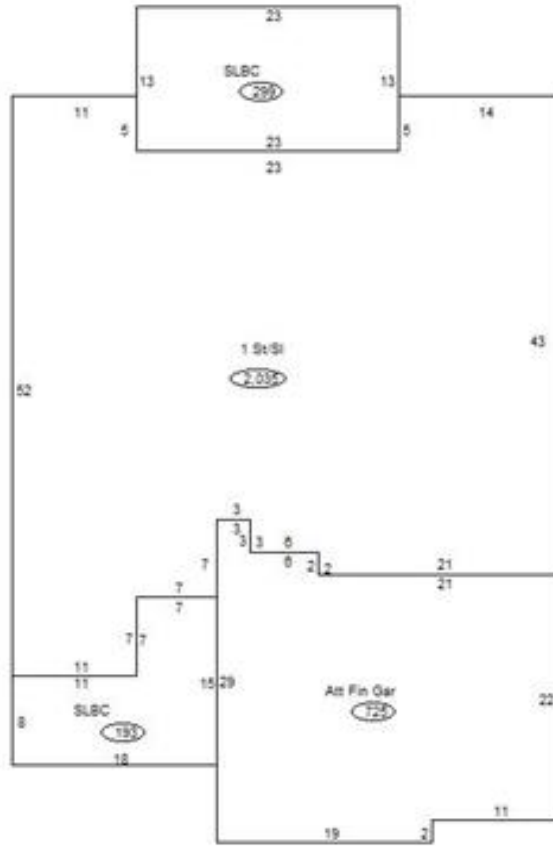
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,035	1.000	2,035
2	G	5		13	Att Fin Gar	725	1.000	725
3	M	PRCH		13	SLBC	299	1.000	299
4	M	PRCH		13	SLBC	193	1.000	193
Total Building Area						2,035		2,035