



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 660103314 Parcel ID 00000-0-0-0000860-001-0023 Cadastral ID 24-20-14-03230 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 335221 DENIZOT, DAVID & SARA 19116 E CHINQUAPIN DR CATOOSA OK 74015-0000 Parcel Location Situs 19116 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0023 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103314_002.JPG 9/13/2025</p>																																																																
Legal Description Lat/Long: 36.19667807 -95.76377318 LOT 23 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	0.1776		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,736.00 x 5.99 = 46,339		
Factor Value			
Adjustments	1.0000		
Lot Value	46,339		



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	2,224 / 2,224
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,224
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	620 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	304,409	136.87 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	320,260	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	295,169		
Lot Value	46,339		
Indicated Value	341,508	153.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	341,508	153.56	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.10	Total Misc Impr	+	13,255
Roofing Adj	+ 4.31	Garage Cost	+	23,641
Subfloor Adj	+ -2.17	Total RCN	=	307,468
Heat/Cool Adj	+ 12.64	Depreciation (4%)	-	12,299
Plumbing Adj	+ 8.78	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	295,169
Adj Base Cost	= 121.66	Lot Value	+	46,339
Total Area	x 2,224	Indicated Value	=	341,508
Adjusted Cost	= 270,572	Value Per SqFt		153.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151258	16x14		224	26.23		5,876
PRCH	Slab Porch - Covered	151260	11x6		66	26.72		1,764
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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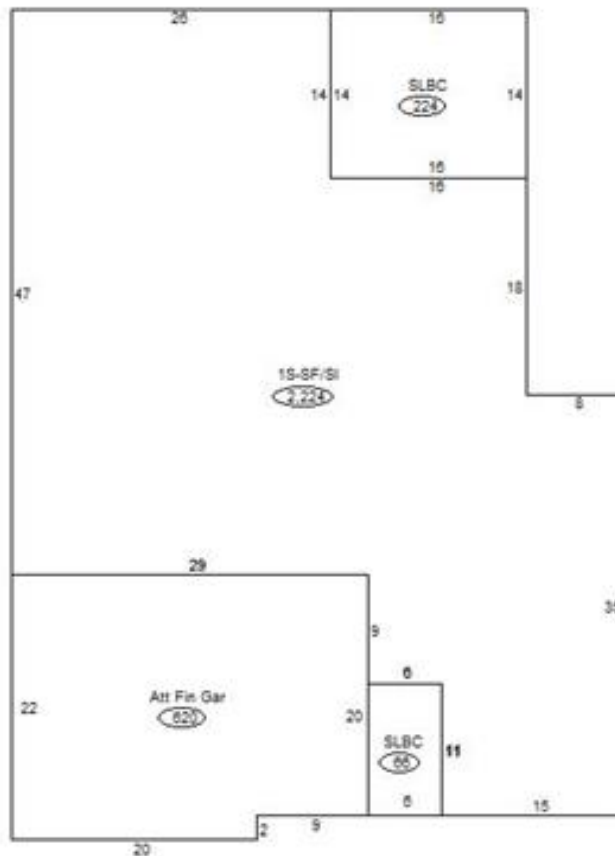
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Sketch Image

660103314



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,224	1.000	2,224
2	M	PRCH		13	SLBC	224	1.000	224
3	G	5		13	Att Fin Gar	620	1.000	620
4	M	PRCH		13	SLBC	66	1.000	66
Total Building Area						2,224		2,224