



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:30
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Assessment Data				Primary Image						
Account	660103315			<p>660103315_002.JPG 9/13/2025</p>						
Parcel ID	00000-0-0-0000860-001-0024									
Cadastral ID	24-20-14-03240									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	333208									
SIMMONS, ZACHARY & KYMBERLY T										
19100 E CHINQUAPIN DR CATOOSA OK 74015-0000										
Parcel Location										
Situs	19100 E CHINQUAPIN DR									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0024 / 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: 36.19685888 -95.76422549				Building Permits						
LOT 24 BLOCK 1 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount		
				170593	R21- NEW SFR	01/2020	08/2020	200,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HENSLEY CUSTOM HOMES LLC	01/04/2021	330,000	YES	
					/	THE VALE AT REDBUD LLC	11/05/2019	45,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022		Land Value	47,465	47,465	11%	Assessed	40,111	4,278.24	
Year Frozen			Improvements	317,178	317,178		Penalty	0		
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0		Total Value	364,643	364,643		Total Taxable	40,111	4,278.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103315	SIMMONS, ZACHARY & KYMBERLY T			1	350,630	0	38,569	4,114.00	
2024	2024-660103315	SIMMONS, ZACHARY & KYMBERLY T			1	363,944	0	38,115	4,021.00	
2023	2023-660103315	SIMMONS, ZACHARY & KYMBERLY T			1	330,000	0	36,300	3,725.00	
2022	2022-660103315	SIMMONS, ZACHARY & KYMBERLY T			1	330,000	0	36,300	3,644.00	
2021	2021-660103315	SIMMONS, ZACHARY & KYMBERLY T			1	114,543	0	12,600	1,109.00	
2020	2020-660103315	HENSLEY CUSTOM HOMES LLC			1	2,519	0	277	25.00	



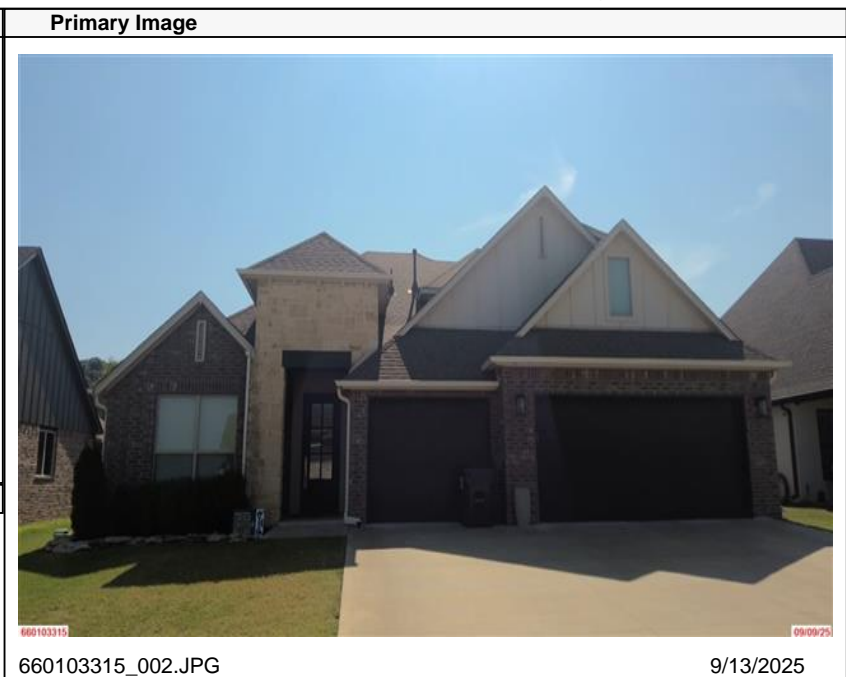
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1819		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,924.00 x 5.99 = 47,465		
Factor Value			
Adjustments	1.0000		
Lot Value	47,465		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,795 / 2,543
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,795
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	649 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	327,736	128.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	338,170		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.30	Total Misc Impr	+ 13,346
Roofing Adj	+ 3.39	Garage Cost	+ 24,597
Subfloor Adj	+ -1.63	Total RCN	= 333,872
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 16,694
Plumbing Adj	+ 7.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 317,178
Adj Base Cost	= 116.37	Lot Value	+ 47,465
Total Area	x 2,543	Indicated Value	= 364,643
Adjusted Cost	= 295,929	Value Per SqFt	143.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	317,178		
Lot Value	47,465		
Indicated Value	364,643	143.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	364,643	143.39	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
PRCH	SLAB PORCH - COVERED	146930	18x13		234	26.20		6,131
PRCH	SLAB PORCH - COVERED	146931	8x5		40	26.80		1,072
PATO	SLAB PORCH - OPEN	146932	6x5		30	11.48		344
PATO	SLAB PORCH - OPEN	146946	4x4		16	11.48		184



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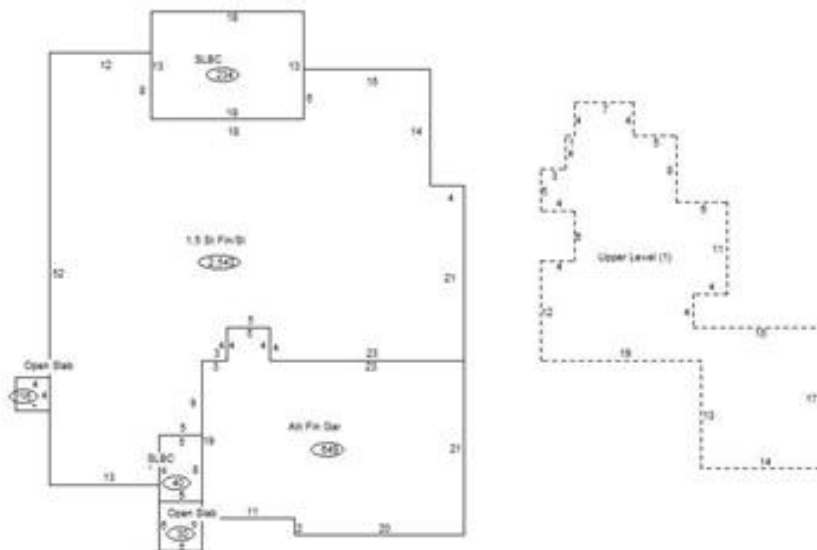
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,795	1.417	2,543
2	G	5		13	Att Fin Gar	649	1.000	649
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PATO		13	Open Slab	30	1.000	30
6	U	^UL		13	Upper Level (1)	748	1.000	748
7	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						1,795		2,543