



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:01:32  
Page 1

Assessment Data					Primary Image																																																												
<b>Account</b> 660103316 <b>Parcel ID</b> 00000-0-0-0000860-001-0025 <b>Cadastral ID</b> 24-20-14-03250 <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> 335094 LONG, MARVIN A & TERESA L-TRUSTEES LONG FAMILY REVOC TRUST 19084 E CHINQUAPIN DR CATOOSA OK 74015-0000																																																																	
<b>Parcel Location</b> <b>Situs</b> 19084 E CHINQUAPIN DR <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0025 / 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: 36.19696179 -95.76442689 LOT 25 BLOCK 1 THE VALE AT REDBUD PHASE 1					<b>Building Permits</b> <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 170830</td> <td>R22- NEW SFR</td> <td>10/2020</td> <td>08/2021</td> <td>250,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 170830	R22- NEW SFR	10/2020	08/2021	250,000																																														
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 Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1813		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,896.00 x 5.99 = 47,297		
Factor Value			
Adjustments	1.0000		
Lot Value	47,297		



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	1,974 / 2,771
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,974
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	697 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	351,558	126.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	406,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.22	Total Misc Impr	+	18,475			
Roofing Adj	+ 3.13	Garage Cost	+	26,151			
Subfloor Adj	+ -1.48	Total RCN	=	342,675			
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	-	13,707			
Plumbing Adj	+ 7.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	328,968			
Adj Base Cost	= 107.56	Lot Value	+	47,297			
Total Area	x 2,771	Indicated Value	=	376,265			
Adjusted Cost	= 298,049	Value Per SqFt		135.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	328,968		
Lot Value	47,297		
Indicated Value	376,265	135.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	376,265	135.79	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	151336	24x12		288	26.03		7,497
PRCH	Slab Porch - Covered	151338	204		204	26.29		5,363



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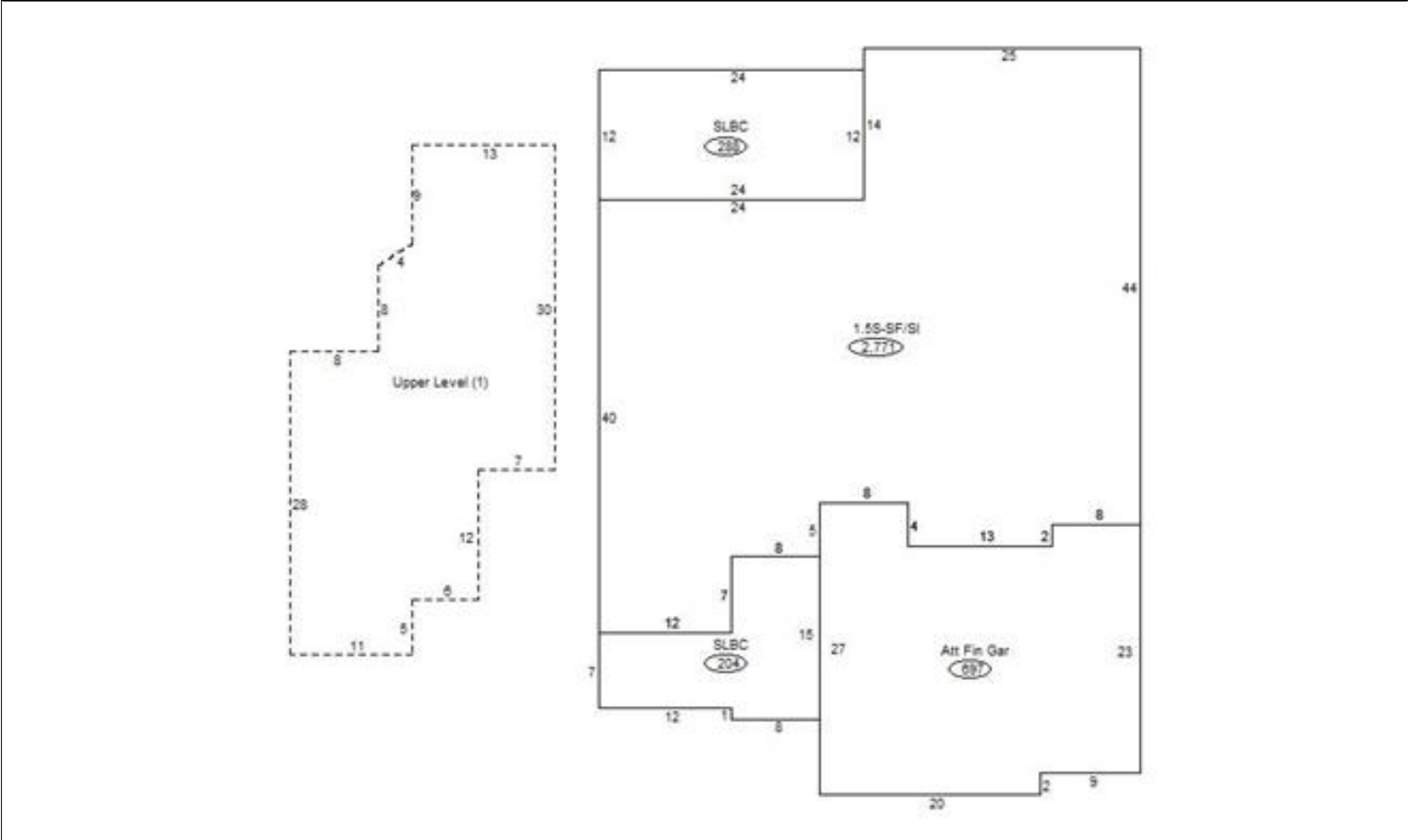
Date 04/18/2026

Time 10:01:32

Page 3

### Sketch Image

660103316



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,974	1.404	2,771
2	M	PRCH		13	SLBC	288	1.000	288
3	G	5		13	Att Fin. Gar	697	1.000	697
4	M	PRCH		13	SLBC	204	1.000	204
5	U	^UL		13	Upper Level (1)	797	1.000	797
<b>Total Building Area</b>						1,974		2,771