



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:01:33  
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Assessment Data					Primary Image				
Account	660103317								
Parcel ID	00000-0-0-0000860-001-0026								
Cadastral ID	24-20-14-03260								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	332335								
BEASLEY, JESSICA									
19068 CHINQUAPIN DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	19068 E CHINQUAPIN DR								
Subdivision	VALE AT REDBUD PHASE 1 (THE)								
Lot/Block	0026 / 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: 36.19703068 -95.76452971									
Building Permits									
LOT 26 BLOCK 1 THE VALE AT REDBUD PHASE 1									
Number	Description	Opened	Closed	Amount					
R20	R21- NEW SFR PER MRTGE	06/2020	10/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HIGGINS HOMES LLC	09/11/2020	290,500	YES					
/	THE VALE AT REDBUD LLC	05/28/2020	46,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2021	Land Value	47,495	47,495	11%	Assessed	36,950	3,941.09	
Year Frozen		Improvements	291,017	288,417		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-107.00	
TIF Project ID	0	Total Value	338,512	335,912	36,950	Total Taxable	35,950	3,834.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103317	BEASLEY, JESSICA	1	326,129	1000	34,874	3,720.00		
2024	2024-660103317	BEASLEY, JESSICA	1	336,097	1000	35,324	3,726.00		
2023	2023-660103317	BEASLEY, JESSICA	1	326,731	0	35,266	3,619.00		
2022	2022-660103317	BEASLEY, JESSICA	1	326,725	0	33,587	3,371.00		
2021	2021-660103317	BEASLEY, JESSICA	1	290,794	0	31,987	2,814.00		
2020	2020-660103317	HIGGINS HOMES LLC	1	2,519	0	277	25.00		



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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	0.182	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,929.00 x 5.99 = 47,495	
Factor Value		
Adjustments	1.0000	
Lot Value	47,495	

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	2,192 / 2,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,192
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	616 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	298,947 136.38 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	320,700 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.07	Total Misc Impr	+ 15,958
Roofing Adj	+ 4.32	Garage Cost	+ 23,500
Subfloor Adj	+ -2.18	Total RCN	= 306,334
Heat/Cool Adj	+ 12.64	Depreciation ( 5%)	- 15,317
Plumbing Adj	+ 8.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 291,017
Adj Base Cost	= 121.75	Lot Value	+ 47,495
Total Area	x 2,192	Indicated Value	= 338,512
Adjusted Cost	= 266,876	Value Per SqFt	154.43

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	291,017
Lot Value	47,495
Indicated Value	338,512 154.43 Per SqFt
Agland Value	
Site Improvements	
Total Value	338,512 154.43 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	147526	25x13		325	25.91		8,421
PRCH	SLAB PORCH - COVERED	147527	9x8		72	26.70		1,922



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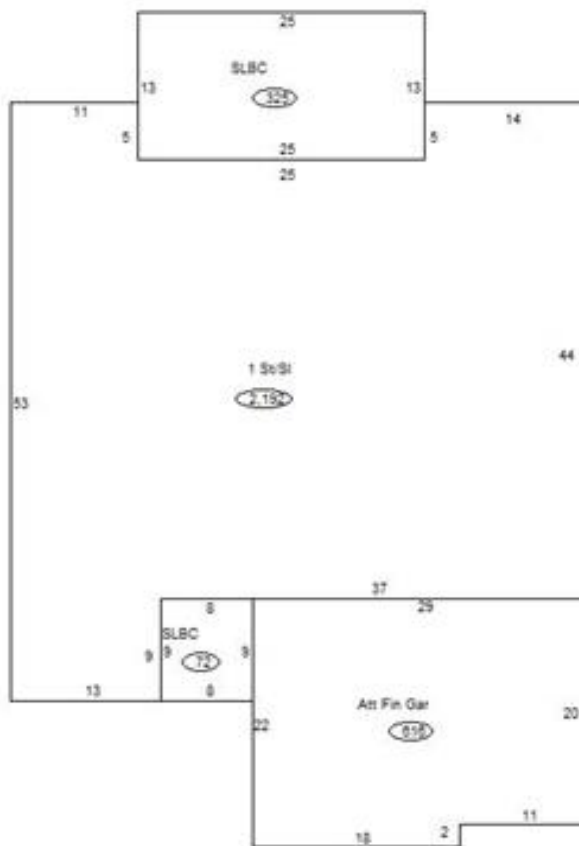
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Sketch Image

660103317



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,192	1.000	2,192
2	G	5		13	Att Fin Gar	616	1.000	616
3	M	PRCH		13	SLBC	325	1.000	325
4	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						2,192		2,192