




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:01:35  
Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660103318 <b>Parcel ID</b> 00000-0-0-0000860-001-0027 <b>Cadastral ID</b> 24-20-14-03270 <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> 335798 HARDISON, AMBER L  19052 E CHINQUAPIN DR CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 19052 E CHINQUAPIN DR <b>Subdivision</b> VALE AT REDBUD PHASE 1 (THE) <b>Lot/Block</b> 0027 / 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					 <p>660103318_001.JPG 9/13/2025</p>																																																																
<b>Legal Description</b> Lat/Long: 36.19719616 -95.76492258 LOT 27 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																					
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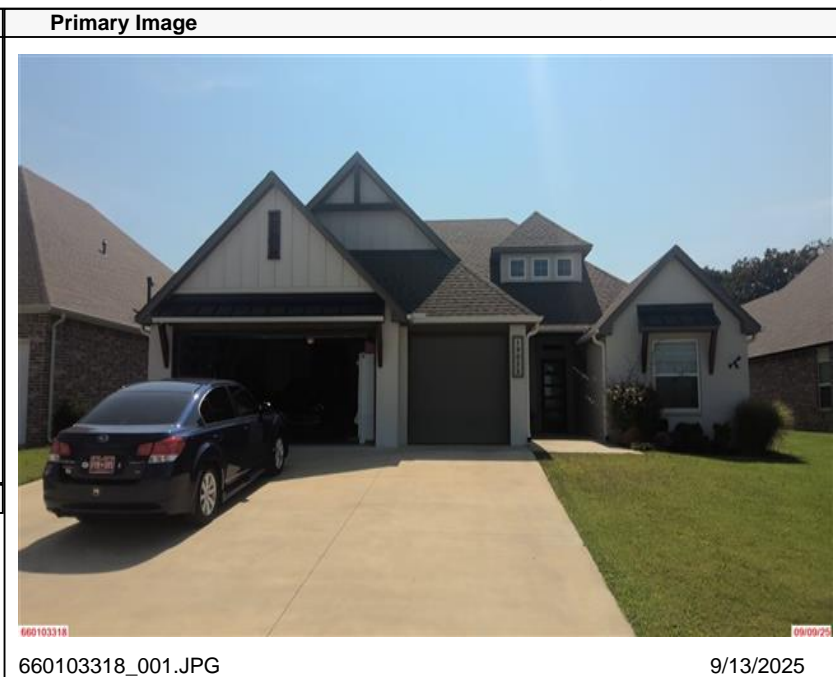
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## Assessment Property Record Card for Tax Year 2026

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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1786		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,781.00 x 5.99 = 46,608		
Factor Value			
Adjustments	1.0000		
Lot Value	46,608		



**Residential Data**

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,855 / 1,855
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,855
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	656 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	280,462 151.19 Per SqFt

**Direct Comparables**

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	294,870 Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	101.86	Total Misc Impr	+	12,019
Roofing Adj	+ 4.45	Garage Cost	+	24,823
Subfloor Adj	+ -2.15	Total RCN	=	267,678
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	-	10,707
Plumbing Adj	+ 7.64	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	256,971
Adj Base Cost	= 124.44	Lot Value	+	46,608
Total Area	x 1,855	Indicated Value	=	303,579
Adjusted Cost	= 230,836	Value Per SqFt		163.65

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	256,971
Lot Value	46,608
Indicated Value	303,579 163.65 Per SqFt
Agland Value	
Site Improvements	
Total Value	303,579 163.65 Total Value Per SqFt

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152330	15x9		135	26.51		3,579
PRCH	Slab Porch - Covered	152331	58		58	26.75		1,552
PATO	Slab Porch - Open	152332	14x8		112	11.37		1,273
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615

