



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:37
Page 1

Assessment Data					Primary Image																																																																
Account 660103319 Parcel ID 00000-0-0-0000860-001-0028 Cadastral ID 24-20-14-03280 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 331079 MYSCOFSKI, RICHARD A & JOYCE E 19034 E CHINQUAPIN DR CATOOSA OK 74015-0000 Parcel Location Situs 19034 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0028 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660103319_002.JPG 9/13/2025</p>																																																																
Legal Description Lat/Long: 36.19722487 -95.76490681 LOT 28 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																					
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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	0.1795		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,821.00 x 5.99 = 46,848		
Factor Value			
Adjustments	1.0000		
Lot Value	46,848		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Masonry
Base/Total Area	2,399 / 2,399
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,399
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	655 Attached Garage - Finished 2 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	317,671	132.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	337,950		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.64	Total Misc Impr	+ 13,689
Roofing Adj	+ 4.21	Garage Cost	+ 24,792
Subfloor Adj	+ -2.01	Total RCN	= 320,364
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 16,018
Plumbing Adj	+ 7.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 304,346
Adj Base Cost	= 117.50	Lot Value	+ 46,848
Total Area	x 2,399	Indicated Value	= 351,194
Adjusted Cost	= 281,883	Value Per SqFt	146.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	304,346		
Lot Value	46,848		
Indicated Value	351,194	146.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	351,194	146.39	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	146435	18x12		216	26.25		5,670
PRCH	SLAB PORCH - COVERED	146436	15x5		75	26.69		2,002
PATO	SLAB PORCH - OPEN	146437	7x5		35	11.48		402

