



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:01:44
 Page 1

Assessment Data					Primary Image																																																												
Account 660103323 Parcel ID 00000-0-0-0000860-001-0032 Cadastral ID 24-20-14-03320 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 329232 WILSON, KERSTIN WEST TRUSTEE WILSON FAMILY REVOC TRUST 2409 W TWIN OAK ST BROKEN ARROW OK 74011-0000																																																																	
Parcel Location Situs 18970 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0032 / 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: 36.19761020 -95.76563880					Building Permits <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 170742</td> <td>R22-NEW SFR</td> <td>07/2020</td> <td>05/2021</td> <td>350,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 170742	R22-NEW SFR	07/2020	05/2021	350,000																																														
Number	Description	Opened	Closed	Amount																																																													
R20 170742	R22-NEW SFR	07/2020	05/2021	350,000																																																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>THE VALE AT REDBUD LLC</td> <td>07/31/2019</td> <td>47,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	THE VALE AT REDBUD LLC	07/31/2019	47,000	YES																																				
Code	Type	Active	Maximum	Exemption																																																													
H	Homestead	Yes	1,000	1,000																																																													
Bk/Pg	Grantor	Date	Price	Code																																																													
/	THE VALE AT REDBUD LLC	07/31/2019	47,000	YES																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 62,949</td> <td>62,949</td> <td>11%</td> <td>6,924</td> <td>Assessed</td> <td>54,225</td> <td>5,783.64</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 430,006</td> <td>430,006</td> <td></td> <td>47,301</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-107.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 492,955</td> <td>492,955</td> <td></td> <td>54,225</td> <td>Total Taxable</td> <td>53,225</td> <td>5,677.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2020	Land Value 62,949	62,949	11%	6,924	Assessed	54,225	5,783.64	Year Frozen		Improvements 430,006	430,006		47,301	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	TIF Project ID	0	Total Value 492,955	492,955		54,225	Total Taxable	53,225	5,677.00											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																									
Remove Cap	2020	Land Value 62,949	62,949	11%	6,924	Assessed	54,225	5,783.64																																																									
Year Frozen		Improvements 430,006	430,006		47,301	Penalty	0																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00																																																									
TIF Project ID	0	Total Value 492,955	492,955		54,225	Total Taxable	53,225	5,677.00																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660103323</td> <td>WILSON, KERSTIN WEST</td> <td>1</td> <td>480,003</td> <td>1000</td> <td>51,800</td> <td>5,525.00</td> </tr> <tr> <td>2024</td> <td>2024-660103323</td> <td>WILSON, KERSTIN WEST</td> <td>1</td> <td>495,426</td> <td>1000</td> <td>53,497</td> <td>5,643.00</td> </tr> <tr> <td>2023</td> <td>2023-660103323</td> <td>WILSON, KERSTIN WEST</td> <td>1</td> <td>497,029</td> <td>1000</td> <td>53,673</td> <td>5,508.00</td> </tr> <tr> <td>2022</td> <td>2022-660103323</td> <td>WILSON, KERSTIN WEST</td> <td>1</td> <td>501,435</td> <td>0</td> <td>55,158</td> <td>5,537.00</td> </tr> <tr> <td>2021</td> <td>2021-660103323</td> <td>WILSON, KERSTIN WEST</td> <td>1</td> <td>49,766</td> <td>0</td> <td>5,429</td> <td>478.00</td> </tr> <tr> <td>2020</td> <td>2020-660103323</td> <td>WILSON, KERSTIN I</td> <td>1</td> <td>47,001</td> <td>0</td> <td>5,170</td> <td>458.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660103323	WILSON, KERSTIN WEST	1	480,003	1000	51,800	5,525.00	2024	2024-660103323	WILSON, KERSTIN WEST	1	495,426	1000	53,497	5,643.00	2023	2023-660103323	WILSON, KERSTIN WEST	1	497,029	1000	53,673	5,508.00	2022	2022-660103323	WILSON, KERSTIN WEST	1	501,435	0	55,158	5,537.00	2021	2021-660103323	WILSON, KERSTIN WEST	1	49,766	0	5,429	478.00	2020	2020-660103323	WILSON, KERSTIN I	1	47,001	0	5,170	458.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																										
2025	2025-660103323	WILSON, KERSTIN WEST	1	480,003	1000	51,800	5,525.00																																																										
2024	2024-660103323	WILSON, KERSTIN WEST	1	495,426	1000	53,497	5,643.00																																																										
2023	2023-660103323	WILSON, KERSTIN WEST	1	497,029	1000	53,673	5,508.00																																																										
2022	2022-660103323	WILSON, KERSTIN WEST	1	501,435	0	55,158	5,537.00																																																										
2021	2021-660103323	WILSON, KERSTIN WEST	1	49,766	0	5,429	478.00																																																										
2020	2020-660103323	WILSON, KERSTIN I	1	47,001	0	5,170	458.00																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:01:45
Page 2

Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2413		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,509.00 x 5.99 = 62,949		
Factor Value			
Adjustments	1.0000		
Lot Value	62,949		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,656 / 3,461
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,656
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	569 Attached Garage - Finished 2 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	433,377	125.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	468,700		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.62	Total Misc Impr	+ 24,895
Roofing Adj	+ 3.93	Garage Cost	+ 27,574
Subfloor Adj	+ -2.55	Total RCN	= 447,923
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 17,917
Plumbing Adj	+ 7.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 430,006
Adj Base Cost	= 114.26	Lot Value	+ 62,949
Total Area	x 3,461	Indicated Value	= 492,955
Adjusted Cost	= 395,454	Value Per SqFt	142.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,006		
Lot Value	62,949		
Indicated Value	492,955	142.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	492,955	142.43	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	6,429.63		6,430
PRCH	Slab Porch - Covered	150551	504		504	27.82		14,021
PATO	Slab Porch - Open	150552	5x4		20	12.93		259
PRCH	Slab Porch - Covered	150554	21x6		126	29.10		3,667
PATO	Slab Porch - Open	150555	5x4		20	12.93		259
PATO	Slab Porch - Open	150556	5x4		20	12.93		259



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

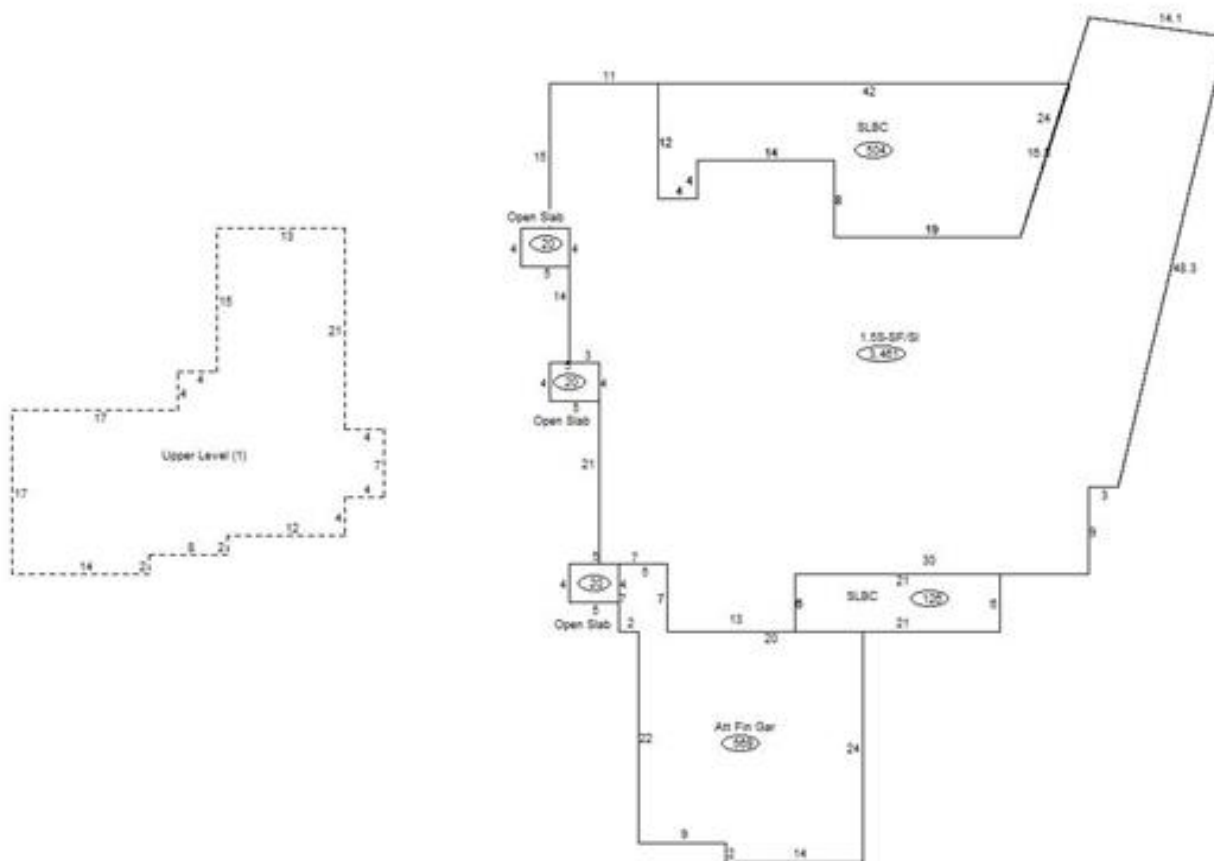
Date 04/18/2026

Time 10:01:45

Page 3

Sketch Image

660103323



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	2,656	1.303	3,461
2	M	PRCH		13	SLBC	504	1.000	504
3	M	PATO		13	Open Slab	20	1.000	20
4	G	5		13	Att Fin Gar	569	1.000	569
5	M	PRCH		13	SLBC	126	1.000	126
6	M	PATO		13	Open Slab	20	1.000	20
7	M	PATO		13	Open Slab	20	1.000	20
8	U	^UL		13	Upper Level (1)	805	1.000	805
Total Building Area						2,656		3,461