



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 10:01:46
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Assessment Data					Primary Image																																																																
Account 660103324 Parcel ID 00000-0-0-0000860-001-0033 Cadastral ID 24-20-14-03330 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334209 WILLIS, JENNIFER L & JAIMIE A 18954 E CHIQUAPIN DR CATOOSA OK 74015-0000 Parcel Location Situs 18954 E CHINQUAPIN DR Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0033 / 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: 36.19779593 -95.76587058 LOT 33 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	0.4053	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	17,654.00 x 5.99 = 105,747	
Factor Value		
Adjustments	1.0000	
Lot Value	105,747	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,029 / 2,029
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,029
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	650 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4



660103324_002.JPG 9/13/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	317,630	156.55	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	330,800 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.72	Total Misc Impr	+	13,315			
Roofing Adj	+ 5.36	Garage Cost	+	30,765			
Subfloor Adj	+ -3.40	Total RCN	=	324,407			
Heat/Cool Adj	+ 14.47	Depreciation (4%)	-	12,976			
Plumbing Adj	+ 11.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	311,431			
Adj Base Cost	= 138.16	Lot Value	+	105,747			
Total Area	x 2,029	Indicated Value	=	417,178			
Adjusted Cost	= 280,327	Value Per SqFt		205.61			

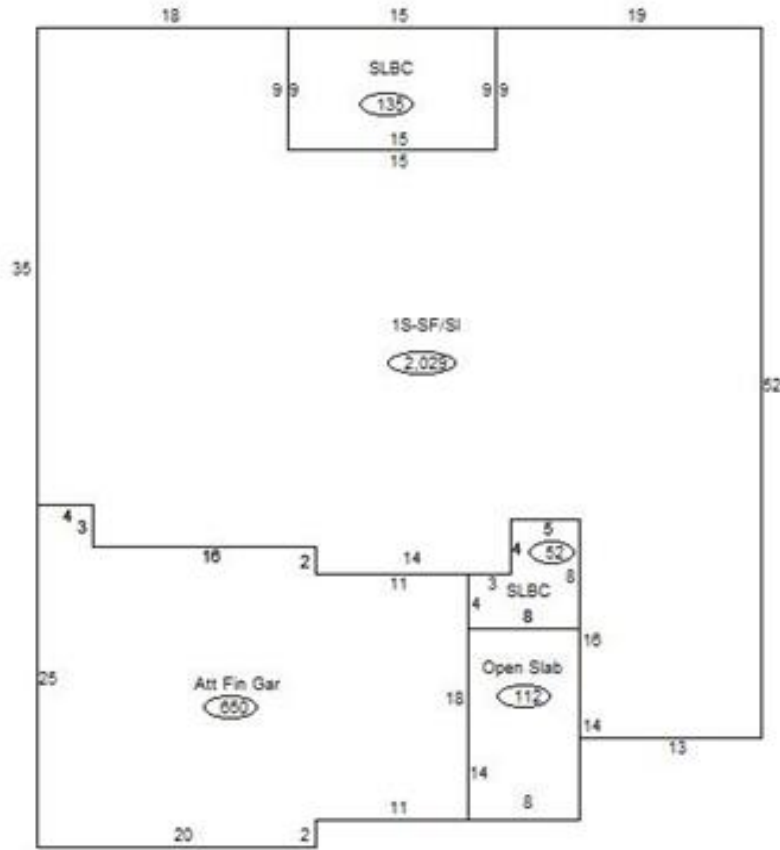
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	311,431		
Lot Value	105,747		
Indicated Value	417,178	205.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	417,178	205.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150564	15x9		135	29.06		3,923
PRCH	Slab Porch - Covered	150566	52		52	29.37		1,527
PATO	Slab Porch - Open	150567	14x8		112	12.81		1,435
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



Sketch Image

660103324



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,029	1.000	2,029
2	M	PRCH		13	SLBC	135	1.000	135
3	G	5		13	Att Fin Gar	650	1.000	650
4	M	PRCH		13	SLBC	52	1.000	52
5	M	PATO		13	Open Slab	112	1.000	112
Total Building Area						2,029		2,029