



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:03:41
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Assessment Data					Primary Image																																																												
Account 660103389 Parcel ID 00000-0-0-0000860-006-0006 Cadastral ID 24-20-14-03980 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 338117 CHASTAIN, BRIAN N & HAYLEY L 19025 E RIDGELINE RD CATOOSA OK 74015-0000 Parcel Location Situs 19025 RIDGELINE RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0006 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103389_006.JPG 9/13/2025</p>																																																												
Legal Description Lot/Long: 36.19957190 -95.76403370 LOT 6 BLOCK 6 THE VALE AT REDBUD PHASE 1																																																																	
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1988		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,658.00 x 5.99 = 51,861		
Factor Value			
Adjustments	2.4088		
Lot Value	124,921		



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	1,685 / 2,475
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,685
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	649 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	353,096	142.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	428,180		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.86	Total Misc Impr	+ 12,658
Roofing Adj	+ 3.79	Garage Cost	+ 30,730
Subfloor Adj	+ -2.44	Total RCN	= 339,670
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 16,984
Plumbing Adj	+ 9.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 322,686
Adj Base Cost	= 119.71	Lot Value	+ 124,921
Total Area	x 2,475	Indicated Value	= 447,607
Adjusted Cost	= 296,282	Value Per SqFt	180.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,686		
Lot Value	124,921		
Indicated Value	447,607	180.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	447,607	180.85	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	147499		7x5	35	29.42		1,030
PRCH	SLAB PORCH - COVERED	147500		18x10	180	28.88		5,198



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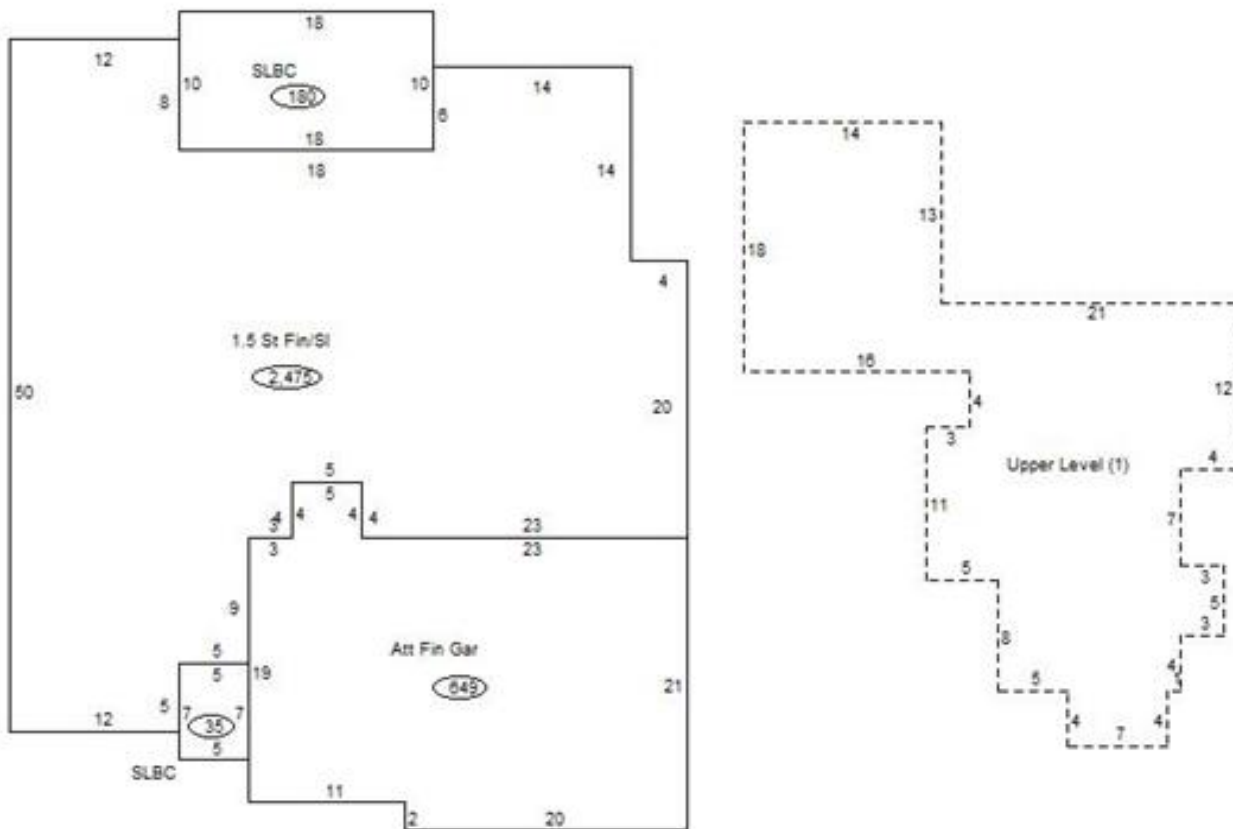
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,685	1.469	2,475
2	G	5		13	Att Fin Gar	649	1.000	649
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL		13	Upper Level (1)	790	1.000	790
Total Building Area						1,685		2,475