



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:52:53
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016569 Parcel ID 20N15E-18-2-00000-000-0000 Cadastral ID 18-20-15-01200 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 328885 HAWKINS, SHAWN ALAN 4596 N 193RD E AVE CATOOSA OK 74015-0000 Parcel Location Situs 04596 N 193RD E AVE Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 18 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660016569_001.JPG 10/14/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.21956636 -95.76119893 W 4 AC OF NW 7.30 AC LOT 1 BEG NW/C LOT 1, E ALG N/L 264', S 660' W 264' TO W/L LOT 1, N 660'TO POB																																																																																																																									
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 Time 07:52:53
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 4 Non-Ag Acres 3.5673 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 155,392.00 x .38 = 59,539 Factor Value Adjustments 1.0000 Lot Value 59,539		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,016 / 1,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 47

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 66,334 65.29 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	98.27	Total Misc Impr	+ 6,815	Roofing Adj	+ 4.47	Garage Cost	+ 0
Subfloor Adj	+ 2.65	Total RCN	= 133,734	Heat/Cool Adj	+ 10.30	Depreciation (56%)	- 74,891
Plumbing Adj	+ 9.23	Lump Sums	+ 1,075	Basement Adj	+ 0.00	RCNLD	= 59,918
Adj Base Cost	= 124.92	Lot Value	+ 59,539	Total Area	x 1,016	Indicated Value	= 119,457
		Value Per SqFt	117.58	Adjusted Cost	= 126,919		

Value Reconciliation
Selected Approach Cost Approach Improvements 59,918 Lot Value 59,539 Indicated Value 119,457 117.58 Per SqFt Agland Value Site Improvements 3,801 Total Value 123,258 121.32 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39603	18x4		72	21.07		1,517
EPSW	ENCLOSED PORCH - SOLID WALL	39604	12x8		96	55.19		5,298
WODO	Wood Deck - Open	176420	8x5		40	26.87		1,075



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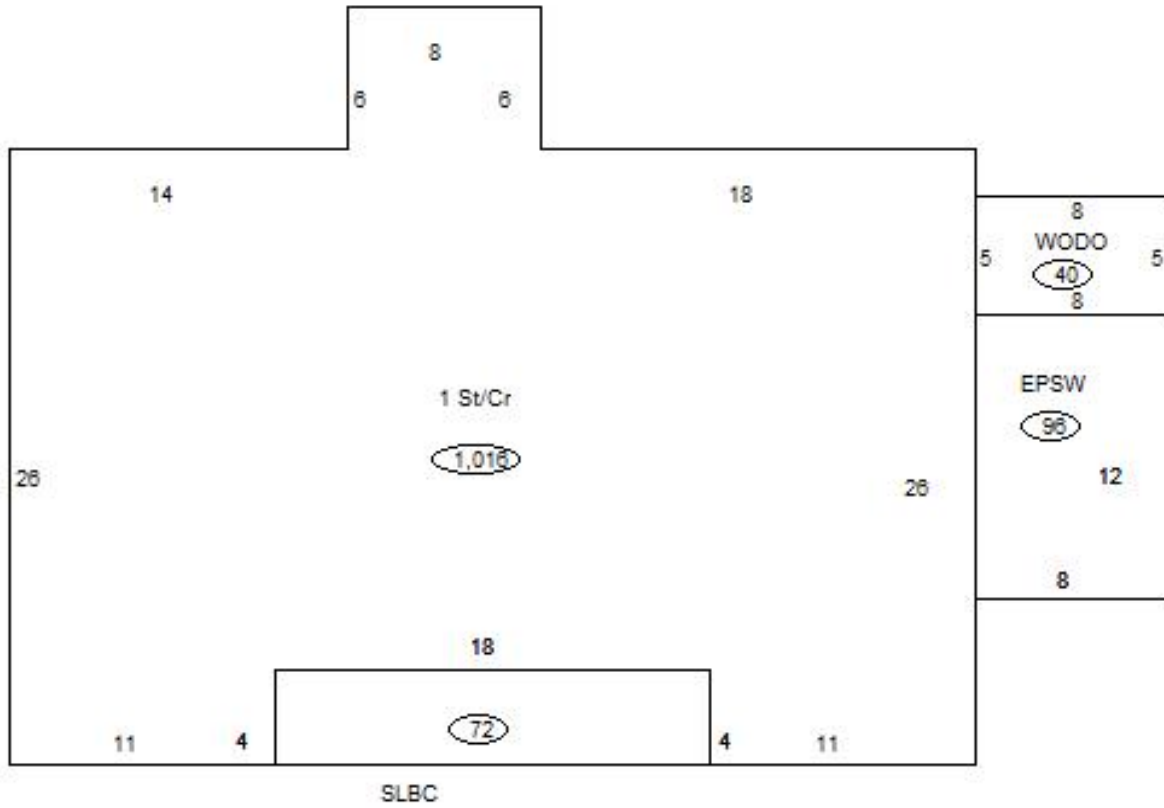
Date 04/18/2026

Time 07:52:53

Page 3

Sketch Image

660016569



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,016	1.000	1,016
2	M	PRCH		10	SLBC	72	1.000	72
3	M	EPSW		10	EPSW	96	1.000	96
4	M	WODO		10	WODO	40	1.000	40
Total Building Area						1,016		1,016



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 Page 4

660016569

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (25.97 x 120)	3,116	3,116	1,433	1,683
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (24.52 x 160)	3,923	3,923	1,805	2,118