



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660017195				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0028. 9/7/2021</p>				
Parcel ID	000000-00-0-20120-001-0009								
Cadastral ID	19-20-15-02170								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	185074								
HUTCHCRAFT, KENNETH L									
215 N CHRISTY CATOOSA OK 74015-0000									
Parcel Location									
Situs	00215 N CHRISTY ST								
Subdivision	SHADOW VALLEY								
Lot/Block	0009 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	19 / 20 / 15 / 5								
Neighborhood	1189 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19313761 -95.75129896									
Building Permits									
LOT 9 BLOCK 1 SHADOW VALLEY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	44,425	28,798	11%	3,168	Assessed	13,371	1,426.15
Year Frozen	0	Improvements	115,822	92,755		10,203	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00
TIF Project ID	0	Total Value	160,247	121,553		13,371	Total Taxable	12,371	1,319.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660017195	HUTCHCRAFT, KENNETH L			1	156,147	1000	11,981	1,278.00
2024	2024-660017195	HUTCHCRAFT, KENNETH L			1	164,927	1000	11,603	1,224.00
2023	2023-660017195	HUTCHCRAFT, KENNETH L			1	111,239	1000	11,236	1,153.00
2022	2022-660017195	HUTCHCRAFT, KENNETH L			1	111,239	1000	10,974	1,102.00
2021	2021-660017195	HUTCHCRAFT, KENNETH L			1	115,278	1000	10,624	935.00
2020	2020-660017195	HUTCHCRAFT, KENNETH L			1	114,826	1000	10,286	911.00
2019	2019-660017195	HUTCHCRAFT, KENNETH L			1	109,723	1000	9,957	894.00
2018	2018-660017195	HUTCHCRAFT, KENNETH L			1	110,004	1000	9,638	860.00
2017	2017-660017195	HUTCHCRAFT, KENNETH L			1	109,162	1000	9,328	842.00
2016	2016-660017195	HUTCHCRAFT, KENNETH L			1	106,596	1000	9,027	803.00
2015	2015-660017195	HUTCHCRAFT, KENNETH L			1	103,681	1000	8,736	781.00
2014	2014-660017195	HUTCHCRAFT, KENNETH L			1	99,655	1000	8,452	765.00
2013	2013-660017195	HUTCHCRAFT, KENNETH L			1	93,972	1000	8,177	732.00



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1606 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,996.00 x 6.35 = 44,425 Factor Value Adjustments 1.0000 Lot Value 44,425		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,598 / 1,598
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,598
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	124,761	78.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	141,700		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,822		
Lot Value	44,425		
Indicated Value	160,247	100.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	160,247	100.28	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.80	Total Misc Impr	+ 11,757				
Roofing Adj	+ 4.46	Garage Cost	+ 206,825				
Subfloor Adj	+ -1.15	Total RCN	= 91,003				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 0				
Plumbing Adj	+ 3.49	Lump Sums	+ 115,822				
Basement Adj	+ 0.00	RCNLD	= 44,425				
Adj Base Cost	= 122.07	Lot Value	+ 160,247				
Total Area	x 1,598	Indicated Value	= 195,068				
Adjusted Cost	= 195,068	Value Per SqFt	100.28				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41466		24	24	24.19		581
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	41467	22x20		440	25.40		11,176



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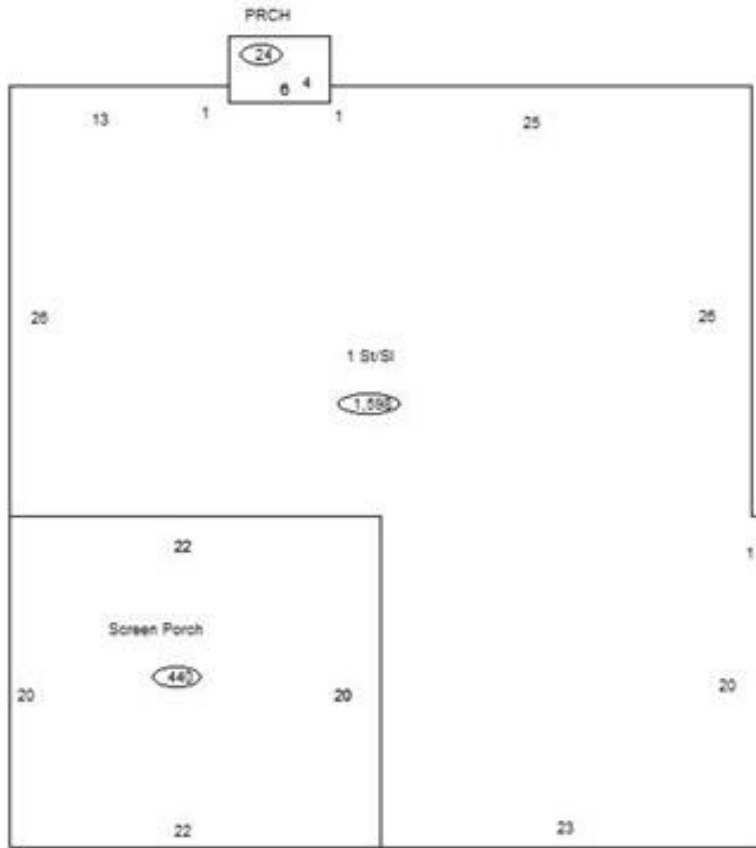
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Sketch Image

660017195



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,598	1.000	1,598
2	M	PRCH		10	PRCH	24	1.000	24
3	M	EPKS		10	Screen Porch	440	1.000	440
Total Building Area						1,598		1,598