




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	660017286				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-14\IMG_006! 9/15/2021</p>									
Parcel ID	000000-00-0-20120-003-0029													
Cadastral ID	19-20-15-03080													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	313331													
HUTSON, HEATHER														
213 CHIEF STAN WAITE DR CATOOSA OK 74015-0000														
Parcel Location														
Situs	00213 CHIEF STAND WATIE DR													
Subdivision	SHADOW VALLEY													
Lot/Block	0029 / 0003	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: 36.19301661 -95.75309161														
Building Permits														
LOT 29 BLOCK 3 SHADOW VALLEY														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		2429/26	CARUTHERS-NASH, SHOSHANA M &	09/22/2014	85,000	YES					
					1815/349	GRIFFIN, DENVER S & JILL R	09/06/2006	74,000	YES					
					1217/321	LANGLEY, CHRISTOPHER J &	02/25/2000	50,000	Yes					
					866/537			34,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2015	Land Value	46,736	29,336	11%	3,227	Assessed	11,161	1,190.43					
Year Frozen	0	Improvements	91,188	72,124		7,934	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	137,924	101,460		11,161	Total Taxable	10,161	1,084.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017286	HUTSON, HEATHER	1	122,159	1000	9,836	1,049.00							
2024	2024-660017286	HUTSON, HEATHER	1	127,811	1000	9,520	1,004.00							
2023	2023-660017286	HUTSON, HEATHER	1	92,851	1000	9,214	946.00							
2022	2022-660017286	HUTSON, HEATHER	1	95,014	1000	9,452	949.00							
2021	2021-660017286	HUTSON, HEATHER	1	95,068	1000	9,457	832.00							
2020	2020-660017286	HUTSON, HEATHER	1	95,433	1000	9,366	830.00							
2019	2019-660017286	HUTSON, HEATHER	1	91,489	1000	9,064	814.00							
2018	2018-660017286	HUTSON, HEATHER	1	89,774	1000	8,875	792.00							
2017	2017-660017286	HUTSON, HEATHER	1	89,097	1000	8,801	795.00							
2016	2016-660017286	HUTSON, HEATHER	1	87,111	1000	8,582	763.00							
2015	2015-660017286	HUTSON, HEATHER	1	84,875	1000	8,336	745.00							
2014	2014-660017286	HUTSON, HEATHER	1	68,410	1000	6,361	575.00							
2013	2013-660017286	CARUTHERS, SHOSHANA M	1	65,503	1000	6,147	550.00							



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.169	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,360.00 x 6.35 = 46,736	
Factor Value		
Adjustments	1.0000	
Lot Value	46,736	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	912 / 912
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	912
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	288 Attached Garage - Finished
Remodel	
Year/Eff Age	1982 / 26



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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	111,106	121.83	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	129,840 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	113.36	Total Misc Impr	+	1,102	
Roofing Adj	+ 4.84	Garage Cost	+	11,644	
Subfloor Adj	+ -1.23	Total RCN	=	139,104	
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	48,686	
Plumbing Adj	+ 10.11	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	90,418	
Adj Base Cost	= 138.55	Lot Value	+	46,736	
Total Area	x 912	Indicated Value	=	137,154	
Adjusted Cost	= 126,358	Value Per SqFt		150.39	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,418		
Lot Value	46,736		
Indicated Value	137,154	150.39	Per SqFt
Agland Value			
Site Improvements	770		
Total Value	137,924	151.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41800	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	41801	8x6		48	10.86		521



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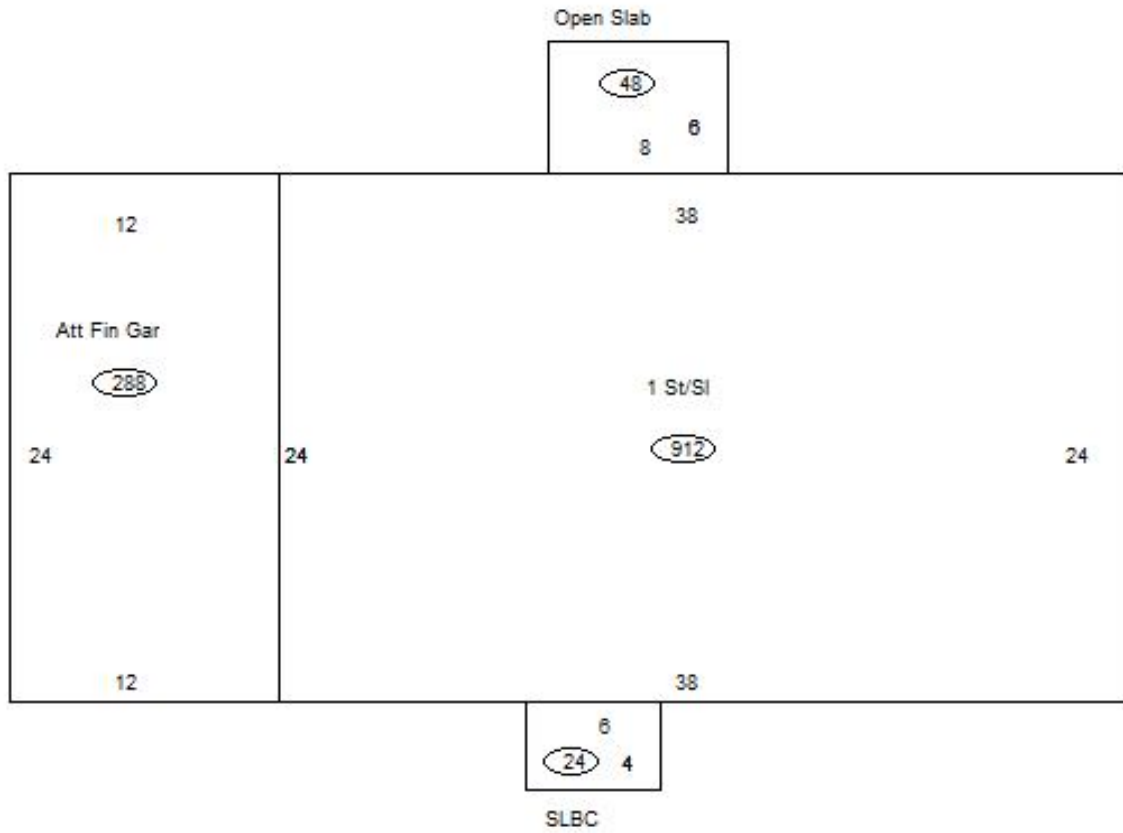
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	912	1.000	912
2	G	5		10	Att Fin Gar	288	1.000	288
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PATO		10	Open Slab	48	1.000	48
Total Building Area						912		912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	5x6x6	Plank	Composition Shingle	30
	Qual 2.5	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (33.82 x 30)	1,015		1,015	376	639

ASC	Awing/Shelter/Carport	8x6x5	Dirt	Formed Metal	48
Qual 2	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.07 x 48)	195		195	64	131