



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:48:46
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020861 Parcel ID 20N14E-25-1-00000-000-0000 Cadastral ID 25-20-14-02000 Property Type REAL - Real Property Property Class UA VI Area 3 Tax Area 1 - CATOOSA OT Name ID 320106 HUTCHISON, KIM J JR & AMANDA M 19261 REDBUD DR CATOOSA OK 74015-0000 Parcel Location Situs 19261 REDBUD DR Subdivision Lot/Block / Parcel Size 37.48 - Acres Sec/Twn/Rng 25 / 20 / 14 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Documents and Settings\RWP\My Documents\My Pictu 4/2/2013</p>																																																																																																																				
Legal Description Lat/Long: 36.19014578 -95.76459741																																																																																																																									
NE/4 NW/4 NE/4 & NW/4 NE/4 NE/4 & SE/4 NE/4 NE/4 & SW/4 NE/4 NE/4 NE/4 & N/2 NE/4 NE/4 NE/4 AND SE/4 NE/4 NE/4 NE/4 LESS TR DESC 2021-024126 AS BEG NE/C SEC; S88.3643W 320.32'; S26.2633E 727 66'; N88.3804E 12.18'; N01.2322W 659.20'					Building Permits <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																																																																																																											
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Date 04/17/2026
 Time 13:48:47
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	5.5 - Very Good
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,240 / 2,240
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	2,240
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 1



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	84.13	Total Misc Impr	+ 38,430				
Roofing Adj	+ 4.56	Garage Cost	+ 38,430				
Subfloor Adj	+ -1.08	Total RCN	= 256,382				
Heat/Cool Adj	+ 5.57	Depreciation (1%)	- 2,564				
Plumbing Adj	+ 4.12	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 253,818				
Adj Base Cost	= 97.30	Lot Value	+ 253,818				
Total Area	x 2,240	Indicated Value	= 253,818				
Adjusted Cost	= 217,952	Value Per SqFt	113.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	253,818		
Lot Value			
Indicated Value	253,818	113.31	Per SqFt
Agland Value	1,304		
Site Improvements	83,596		
Total Value	338,718	151.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	181635	40x20		800	10.24		8,192
PRCH	Porch	181636	40x14		560	22.67		12,695
PRCH	Porch	181637	34x16		544	22.72		12,360
SHDS	Shed - Small	181638	16x6		96	27.17		2,608
PATC	Patio - Covered	181639	14x10		140	18.39		2,575



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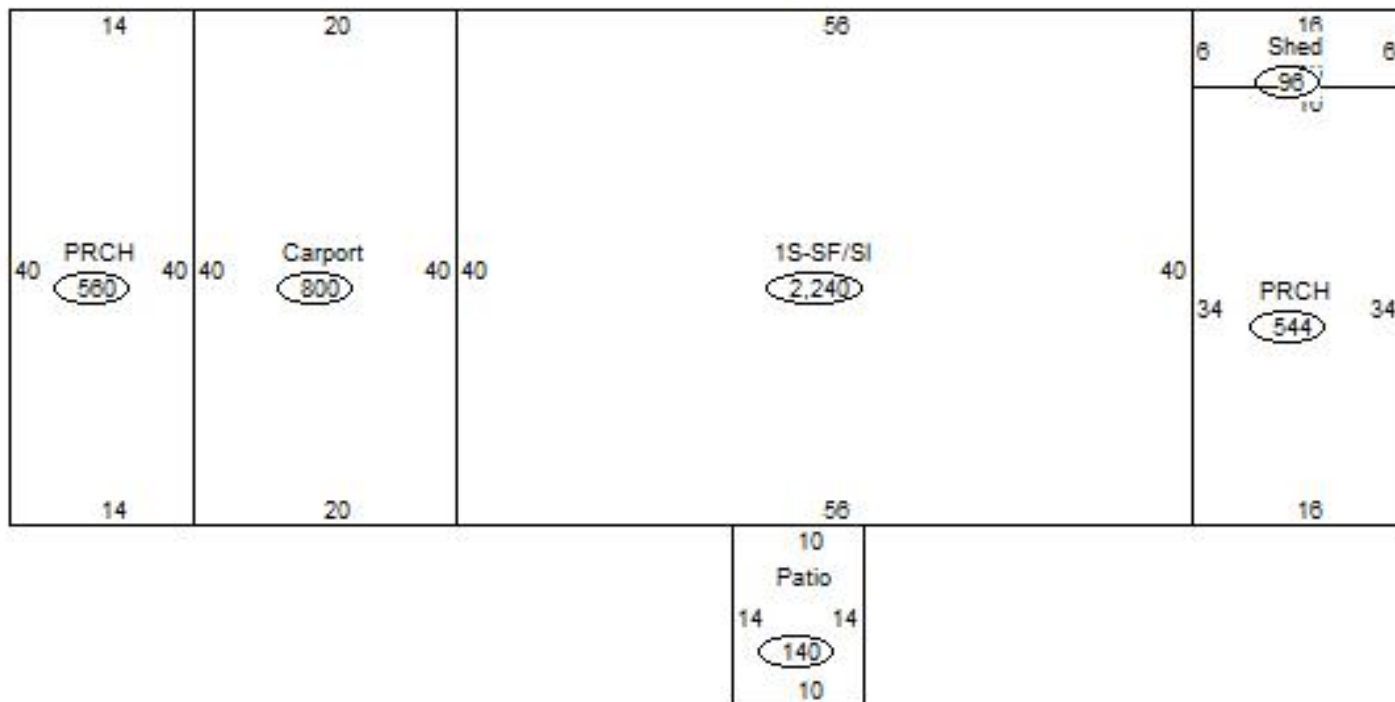
Date 04/17/2026

Time 13:48:47

Page 3

Sketch Image

660020861



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,240	1.000	2,240
2	M	CPAT		20	Carport	800	1.000	800
3	M	PRCH		20	PRCH	560	1.000	560
4	M	PRCH		20	PRCH	544	1.000	544
5	M	SHDS		20	Shed	96	1.000	96
6	M	PATC		20	Patio	140	1.000	140
Total Building Area						2,240		2,240



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Date 04/17/2026
 Time 13:48:47
 Page 4

660020861

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SPLG	Swimming Pool - In Ground	0x0x0	Concrete		550	
Qual	4	Cond 4	Year 2022	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (56.39 x 550)		31,015	31,015	3,102	27,913	
SHIP	Shipping/Storage Container	8x20x6	Base		160	
Qual	3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
Base Cost (6.25 x 160)		1,000	1,000	200	800	
UTIL	Utility Building	35x50x10	Concrete	Formed Metal	1,750	
Qual	3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
Base Cost (28.23 x 1,750)		49,403	49,403	5,434	43,969	
PATC	Patio - Covered	4x4x6		Formed Metal	16	
Qual	3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD	
Base Cost (19.09 x 16)		305	305	101	204	
LNT0	Lean To - Attached	16x50x10	Concrete	Formed Metal	800	
Qual	3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD	
Base Cost (11.70 x 800)		9,360	9,360	4,025	5,335	
SHDS	Shed - Small	8x16x6	Plank	Formed Metal	128	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (25.65 x 128)		3,283	3,283	1,215	2,068	
SHDS	Shed - Small	6x10x6	Plank	Composition Shingle	60	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (32.76 x 60)		1,966	1,966	727	1,239	



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Time 13:48:47
Page 5

660020861

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x6	Plank	Composition Shingle	128
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (25.65 x 128)	3,283		3,283	2,068



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Time 13:48:47
Page 6

Agland Inventory

660020861

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	2.000	92	92	184	184
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	1.000	36	36	36	36
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	3.000	36	36	108	108
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	3.000	36	36	108	108
RS	ROUGH STONY LAND	TMBR	20		0	3.000	36	36	108	108
RS	ROUGH STONY LAND	TMBR	20		0	8.000	36	36	288	288
SO	SOGN SOILS	TMBR	15		0	2.000	27	27	54	54
SO	SOGN SOILS	TMBR	15		0	1.500	27	27	41	41
SO	SOGN SOILS	TMBR	15		0	9.000	27	27	243	243
SO	SOGN SOILS	TMBR	15			4.980	27	27	134	134
TMBR Totals						37.480			1,304	1,304
Total Agland						37.480			1,304	1,304