



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:42:20  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022345 <b>Parcel ID</b> 22N17E-26-2-00000-000-0000 <b>Cadastral ID</b> 26-22-17-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 336461 HUTCHINS, TODD & NANCY TRUST  20460 E 460 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20460 E 460 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 309.62 - Acres <b>Sec/Twn/Rng</b> 26 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.36049393 -95.46084893																																																																																																																									
<b>Legal Description</b> NE NW NW & E2 NW & E2 NE SW & ALL E2 SEC LYING N & W OTP					<b>Building Permits</b> <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>R17</td> <td>R17-POSS 2ND HOUSE ON PROPERT</td> <td>03/2016</td> <td>10/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-POSS 2ND HOUSE ON PROPERT	03/2016	10/2016																																																																																																							
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Date 04/17/2026  
Time 17:42:21  
Page 2

<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,733 / 2,733
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	2,733 Total
Garage Type	
Remodel	
Year/Eff Age	2009 / 12

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	111.08	Total Misc Impr	+ 2,373
Roofing Adj	+ 6.75	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 466,081
Heat/Cool Adj	+ 16.31	Depreciation ( 12%)	- 55,930
Plumbing Adj	+ 7.31	Lump Sums	+ 27,257
Basement Adj	+ 28.22	RCNLD	= 437,408
Adj Base Cost	= 169.67	Lot Value	+
Total Area	x 2,733	Indicated Value	= 437,408
Adjusted Cost	= 463,708	Value Per SqFt	160.05

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	437,408		
Lot Value			
Indicated Value	437,408	160.05	Per SqFt
Agland Value	19,713		
Site Improvements	92,049		
Total Value	959,321	351.01	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	54769	32x8		256	42.12	10%	9,704
WODC	WOOD DECK - COVERED	54770	32x8		256	42.12	10%	9,704
WODO	WOOD DECK - OPEN	54771	410		410	21.27	10%	7,849
PRCH	SLAB PORCH - COVERED	54772	9x8		72	32.96		2,373
SHLT	UG IN BASEMENT - NE CORNER							

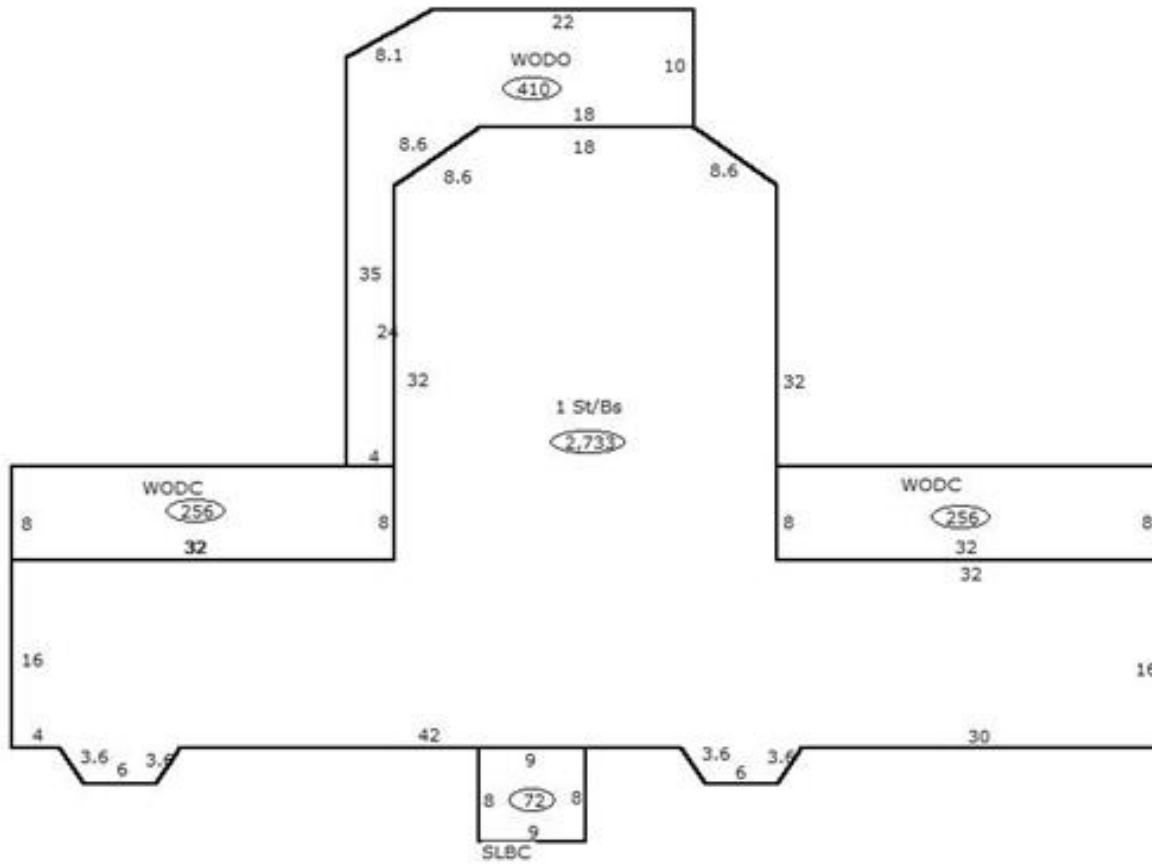


**Rogers**  
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Date 04/17/2026  
 Time 17:42:21  
 Page 3

Sketch Image

660022345



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	2,733	1.000	2,733
2	M	WODC		13	WODC	256	1.000	256
3	M	WODC		13	WODC	256	1.000	256
4	M	WODO		13	WODO	410	1.000	410
5	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						<b>2,733</b>		<b>2,733</b>



# Rogers



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Date 04/17/2026  
 Time 17:42:21  
 Page 4

660022345

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	BARN	100x60x10	Dirt	Formed Metal	6,000
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	
	Base Cost (16.52 x 6,000)		99,120	99,120	36,674	62,446
	GRDT	GARAGE - DETACHED	30x30x10	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	
	Base Cost (27.24 x 900)		24,516	24,516	9,071	15,445
	LNT0	Lean To - Attached	60x30x10	Dirt	Formed Metal	1,800
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	
	Base Cost (7.89 x 1,800)		14,202	14,202	8,521	5,681
	LNT0	Lean To - Attached	0x0x0	Dirt	Formed Metal	2,520
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	
	Base Cost (8.41 x 2,520)		21,193	21,193	12,716	8,477



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Date 04/17/2026  
 Time 17:42:21  
 Page 5

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,591 / 1,591
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,591
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/20/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	120.29	Total Misc Impr	+	9,045	
Roofing Adj	+ 7.30	Garage Cost	+	30,724	
Subfloor Adj	+ -4.86	Total RCN	=	280,996	
Heat/Cool Adj	+ 16.31	Depreciation ( 8%)	-	22,480	
Plumbing Adj	+ 12.58	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	258,516	
Adj Base Cost	= 151.62	Lot Value	+		
Total Area	x 1,591	Indicated Value	=	258,516	
Adjusted Cost	= 241,227	Value Per SqFt		162.49	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	258,516		
Lot Value			
Indicated Value	258,516	162.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	258,516	162.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129945	23x10		230	32.16		7,397
PATO	SLAB PORCH - OPEN	129946	10x8		80	14.39		1,151
PRCH	SLAB PORCH - COVERED	129947	5x3		15	33.14		497

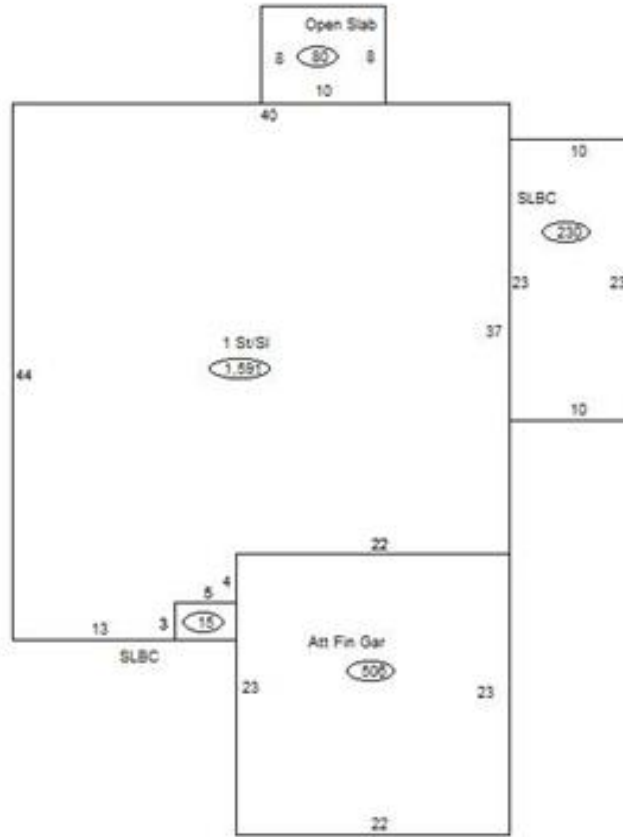


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 Page 6

Sketch Image

660022345



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,591	1.000	1,591
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	PRCH		13	SLBC	230	1.000	230
4	M	PATO		13	Open Slab	80	1.000	80
5	M	PRCH		13	SLBC	15	1.000	15
<b>Total Building Area</b>						1,591		1,591



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Date 04/17/2026

Time 17:42:21

Page 7

### Agland Inventory

660022345

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			20.553	122	122	2,516	2,516
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			49.224	142	142	6,970	6,970
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			7.617	168	168	1,280	1,280
ER	ERODED LOAMY LAND	NTV PST	35			.014	84	84	1	1
HC	HECTOR STONY SANDY LOAM	TMBR	20			210.483	36	36	7,577	7,577
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			21.729	63	63	1,369	1,369
<b>TMBR Totals</b>						309.620			19,713	19,713
<b>Total Agland</b>						309.620			19,713	19,713