



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	660030798				No Image On File				
Parcel ID	22N17E-35-2-00000-000-0000								
Cadastral ID	35-22-17-01200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	301013								
HUTCHINS, LUKE JAMES									
20460 E 460 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 119.91 - Acres							
Sec/Twn/Rng	35 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.34398696 -95.46738064									
Building Permits									
W2 NW, S OF E ROW TP & SE NW LESS E2 E2 SE NW & N2 NW SW & NW NE SW & SE NW SW & SW NE SW.					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2210/287	DEWEESE, MARK E &	11/23/2011	190,000	YES
					1649/835	HARGIS, GLENN F	12/21/2004	203,000	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value 18,617	6,627	11%	729	Assessed	729	71.68	
Year Frozen	0	Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 18,617	6,627		729	Total Taxable	729	72.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030798	HUTCHINS, LUKE JAMES	94	17,641	0	708	70.00		
2024	2024-660030798	HUTCHINS, LUKE JAMES	94	17,641	0	687	72.00		
2023	2023-660030798	HUTCHINS, LUKE JAMES	94	17,641	0	667	72.00		
2022	2022-660030798	HUTCHINS, LUKE JAMES	94	17,641	0	648	69.00		
2021	2021-660030798	HUTCHINS, LUKE JAMES	94	17,641	0	629	65.00		
2020	2020-660030798	HUTCHINS, LUKE JAMES	94	17,641	0	611	64.00		
2019	2019-660030798	HUTCHINS, LUKE JAMES	94	17,641	0	593	61.00		
2018	2018-660030798	HUTCHINS, LUKE JAMES	94	17,623	0	576	59.00		
2017	2017-660030798	HUTCHINS, LUKE JAMES	94	5,083	0	559	57.00		
2016	2016-660030798	HUTCHINS, LUKE JAMES	94	5,083	0	559	57.00		
2015	2015-660030798	HUTCHINS, LUKE JAMES	94	5,083	0	559	58.00		
2014	2014-660030798	HUTCHINS, LUKE JAMES	94	5,076	0	558	57.00		
2013	2013-660030798	HUTCHINS, LUKE JAMES	94	5,076	0	558	57.00		



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)		Primary Image	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Units-Buildable		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data			
Type		GRM Approach	
Condition	-	GRM Code	
Quality	-	Gross Rent	0.00
Architecture		Indicated Value	
Style		Multiple Regression	
Exterior Wall		MRA Code	
Base/Total Area	/	Adjusted R	
Style		Indicated Value	
HVAC		Direct Comparables	
Roof Cover		Selection Model	1 Res
Area on Slab		Adjustment Model	A2 AO Test
Fixture/RghIn	/	Comparables	
Bed/F/H Bath	/ /	Indicated Value	
Basement Area		Value Reconciliation	
Garage Type		Selected Approach	Cost Approach
Remodel		Improvements	
Year/Eff Age	/	Lot Value	
Cost Approach		Indicated Value	0.00 Per SqFt
Manual : 01/2025		Agland Value	18,617
Base Cost	0.00	Site Improvements	
Roofing Adj	+ 0.00	Total Value	18,617 0.00 Total Value Per SqFt
Subfloor Adj	+ 0.00		
Heat/Cool Adj	+ 0.00		
Plumbing Adj	+ 0.00		
Basement Adj	+ 0.00		
Adj Base Cost	= 0.00		
Total Area	x		
Adjusted Cost	= 0		
Total Misc Impr	+ 0		
Garage Cost	+ 0		
Total RCN	= 0		
Depreciation (0%)	- 0		
Lump Sums	+ 0		
RCNLD	=		
Lot Value	+ 0.00		
Indicated Value	=		
Value Per SqFt	0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

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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			6.624	122	122	811	811
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			33.900	54	54	1,831	1,831
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.252	168	168	210	210
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			41.454	192	192	7,959	7,959
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			36.680	213	213	7,806	7,806
IMP PST Totals						119.910			18,617	18,617
Total Agland						119.910			18,617	18,617