



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:49:30
 Page 1

Assessment Data				Primary Image						
Account	660106496			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-4-21\IMG_010 4/21/2021</p>						
Parcel ID	20N14E-25-1-00000-001-0000									
Cadastral ID	25-20-14-02011									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	348769									
HUTCHISON, CATHERINE & KIM										
19292 REDBUD DR CATOOSA OK 74015-0000										
Parcel Location										
Situs	19292 REDBUD DR									
Subdivision										
Lot/Block	/	Parcel Size	2.52 - Acres							
Sec/Twn/Rng	25 / 20 / 14 / 1									
Neighborhood	2015 - UNPLATTED									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.19093387 -95.76202025				Building Permits						
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' TO POB.				Number	Description	Opened	Closed	Amount		
				R23 171392	R23 NEW POOL	02/2022	09/2022	89,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	DAVIS, ROGER & DIANA	11/19/2025	675,000	YES	
					/	HUTCHISON, KIM J JR &	12/13/2021	557,500	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2026		Land Value	134,902	134,902	11%	Assessed	74,250	7,919.51	
Year Frozen			Improvements	540,099	540,099		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	675,001	675,001	74,250	Total Taxable	74,250	7,920.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106496	DAVIS, ROGER & DIANA			1	582,726	0	64,100	6,837.00	
2024	2024-660106496	DAVIS, ROGER & DIANA			1	609,822	0	62,822	6,627.00	
2023	2023-660106496	DAVIS, ROGER & DIANA			1	543,920	0	59,832	6,141.00	
2022	2022-660106496	DAVIS, ROGER & DIANA			1	557,500	0	61,326	6,156.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:49:30
 Page 2

Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.5144		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	109,527.00 x .44 = 48,073		
Factor Value			
Adjustments	2.8062		
Lot Value	134,902		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,006 / 3,006
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,006
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	700 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	543,040 180.65 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	501,782
Lot Value	134,902
Indicated Value	636,684 211.80 Per SqFt
Agland Value	
Site Improvements	38,317
Total Value	675,001 224.55 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	120.76	Total Misc Impr	+ 35,480
Roofing Adj	+ 6.38	Garage Cost	+ 45,297
Subfloor Adj	+ -4.37	Total RCN	= 533,811
Heat/Cool Adj	+ 18.45	Depreciation (6%)	- 32,029
Plumbing Adj	+ 9.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 501,782
Adj Base Cost	= 150.71	Lot Value	+ 134,902
Total Area	x 3,006	Indicated Value	= 636,684
Adjusted Cost	= 453,034	Value Per SqFt	211.80

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	129739	20x20		400	35.58		14,232
PRCH	SLAB PORCH - COVERED	129740	10x7		70	37.09		2,596
GENR	Generator - Residential Standby			1	1	4,676.00		4,676
ODFP	Outdoor Fireplace/Firepit			1	1	5,778.25		5,778



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:49:30
 Page 4

660106496

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		642	
	Qual	4	Cond 4	Year 2022	Eff Age 2		
	Valuation Summary Base Cost (55.31 x 642) 35,509		Modifier Total		RCN 35,509	Depr (10% Phys/ % Func) 3,551	RCNLD 31,958
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary Base Cost (23.81 x 192) 4,572		Modifier Total		RCN 4,572	Depr (37% Phys/ % Func) 1,692	RCNLD 2,880
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96	
	Qual	4	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary Base Cost (30.65 x 96) 2,942		Modifier Total		RCN 2,942	Depr (37% Phys/ % Func) 1,089	RCNLD 1,853
	WODC	Wood Deck - Covered	5x12x6		Composition Shingle	60	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary Base Cost (48.38 x 60) 2,903		Modifier Total		RCN 2,903	Depr (44% Phys/ % Func) 1,277	RCNLD 1,626