

## Measurements of Subject Property



### LOCATED AT

2168 High Hill Rd  
McAlester, OK 74501  
See Attached.

### FOR

Ellen Jeffrey  
2168 High Hill Rd  
McAlester, OK 74501

### OPINION OF VALUE

N/A

### AS OF

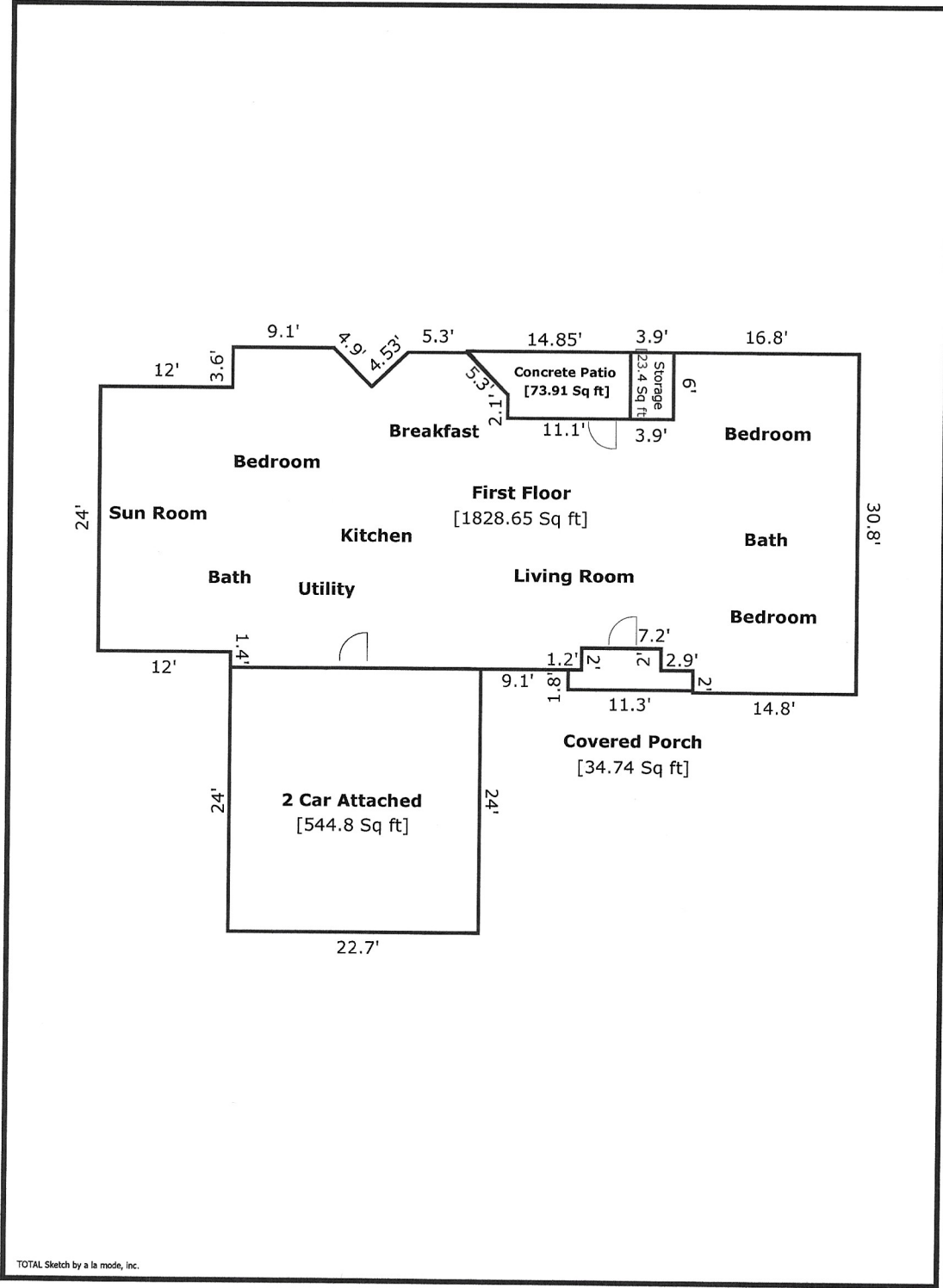
02/10/2026

### BY

Bobby E. Ketcher  
Advanced Appraisals  
P.O. Box 313  
Wilburton, OK 74578  
(918) 721-2025  
Advancedappraisals@att.net

**Building Sketch (Page - 1)**

Borrower	N/A						
Property Address	2168 High Hill Rd						
City	McAlester	County	Pittsburg	State	OK	Zip Code	74501
Lender/Client	Ellen Jeffrey						



TOTAL Sketch by a la mode, inc.

## Building Sketch (Page - 2)

Borrower	N/A				
Property Address	2168 High Hill Rd				
City	McAlester	County	Pittsburg	State	OK
Lender/Client	Ellen Jeffrey		Zip Code	74501	

TOTAL Sketch by a la mode, Inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1828.65 Sq ft	
		$30.8 \times 14.8 = 455.84$ $28.8 \times 2 = 57.6$ $22.8 \times 0.9 = 20.52$ $20.8 \times 7.2 = 149.76$ $22.8 \times 6.9 = 157.32$ $0.5 \times 3.75 \times 3.75 = 7.02$ $24.9 \times 3.75 = 93.32$ $28.65 \times 5.3 = 151.83$ $0.5 \times 3.29 \times 3.11 = 5.12$ $25.54 \times 3.29 = 83.95$ $0.5 \times 3.46 \times 3.46 = 6$ $25.54 \times 3.46 = 88.47$ $29 \times 9.1 = 263.9$ $24 \times 12 = 288$
<b>Total Living Area (Rounded):</b>	<b>1829 Sq ft</b>	
<b>Non-living Area</b>		
2 Car Attached	544.8 Sq ft	$24 \times 22.7 = 544.8$
Concrete Patio	73.91 Sq ft	$6 \times 11.1 = 66.6$ $0.5 \times 3.9 \times 3.75 = 7.31$
Storage	23.4 Sq ft	$3.9 \times 6 = 23.4$
Covered Porch	34.74 Sq ft	$7.2 \times 2 = 14.4$ $1.8 \times 11.3 = 20.34$

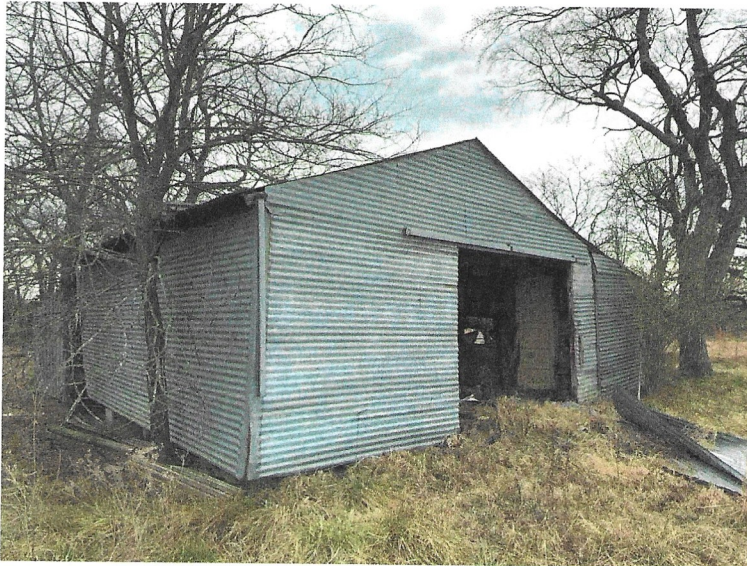
## Subject Photo Page

Borrower	N/A						
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City	McAlester	County	Pittsburg	State	OK	Zip Code	74501
Lender/Client	Ellen Jeffrey						



### 24x30 Shop

2168 High Hill Rd  
Sales Price  
G.L.A. 1,829  
Tot. Rooms  
Tot. Bedrms.  
Tot. Bathrms.  
Location  
View  
Site  
Quality  
Age



### 24x20 Barn



### 10x18 Lean Shed

**Supplemental Addendum**

File No. 20260030

Borrower	N/A						
Property Address	2168 High Hill Rd						
City	McAlester	County	Pittsburg	State	OK	Zip Code	74501
Lender/Client	Ellen Jeffrey						

The subject was currently under a remodel during the time of inspection. The sunroom is being converted to living area. This includes matching wall coverings to the rest of the home, matching flooring, and HVAC being brought into the room to bring it into conformity. The living area will total 1,829 square feet.

**Appraisal License**

**State of Oklahoma**



*Glen Mulready, Insurance Commissioner*

**Oklahoma Real Estate Appraiser Board**

*This is to certify that:*

**Bobby E Ketcher**

*has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a **State Certified Residential Real Estate Appraiser** in the State of Oklahoma.*

*In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 31st day of October, 2024.*

Handwritten signature of Glen Mulready in black ink.

*Glen Mulready, Insurance Commissioner  
Chairperson, Oklahoma Real Estate Appraiser Board*

*Members, Oklahoma Real Estate Appraiser Board*



Handwritten signature of a board member in black ink.

Handwritten signature of a board member in blue ink.

Handwritten signature of a board member in black ink.

Handwritten signature of a board member in black ink.

*Brandon Witt*

*Lavanna M Milam*

Handwritten signature of a board member in black ink.

*Expires:*

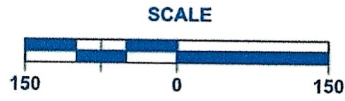
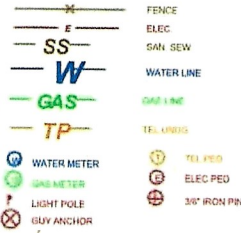
**10/31/2027**

*Oklahoma Appraiser Number:*

**13366CRA**

dotloop signature verification: <http://usrc/M97CQp-D50I>

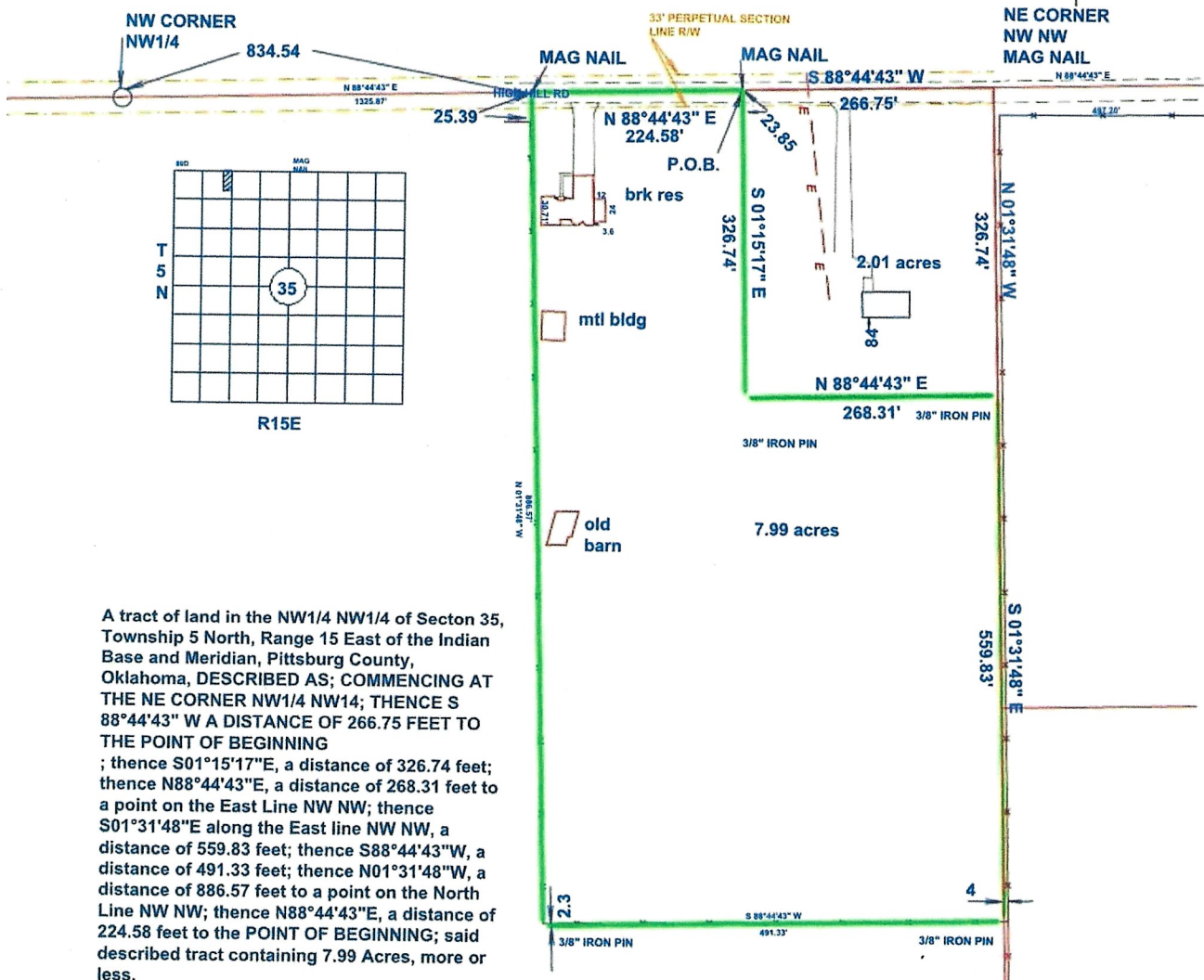
**PERRY SURVEYING**  
 P.O. BOX 1302  
 MCALESTER, OK. 74502  
 PH 918-426-4758  
 FAX 918 426-0685



BEARINGS ARE GRID BEARINGS  
 BASED ON NAD 83-93 DATUM  
 OKLAHOMA SOUTH ZONE FROM  
 GPS

WILLIAM TUCKER  
 2168 HIGHHILL ROAD  
 MCALESTER, OK. 74501

NOTE: NO UTILITIES OR RECORD EASEMENTS  
 SHOWN ON THIS SURVEY. A TITLE OPINION  
 SHOULD BE OBTAINED TO VERIFY ANY  
 RECORD EASEMENTS



A tract of land in the NW1/4 NW1/4 of Section 35,  
 Township 5 North, Range 15 East of the Indian  
 Base and Meridian, Pittsburg County,  
 Oklahoma, DESCRIBED AS; COMMENCING AT  
 THE NE CORNER NW1/4 NW1/4; THENCE S  
 88°44'43" W A DISTANCE OF 266.75 FEET TO  
 THE POINT OF BEGINNING  
 ; thence S01°15'17"E, a distance of 326.74 feet;  
 thence N88°44'43"E, a distance of 268.31 feet to  
 a point on the East Line NW NW; thence  
 S01°31'48"E along the East line NW NW, a  
 distance of 559.83 feet; thence S88°44'43"W, a  
 distance of 491.33 feet; thence N01°31'48"W, a  
 distance of 886.57 feet to a point on the North  
 Line NW NW; thence N88°44'43"E, a distance of  
 224.58 feet to the POINT OF BEGINNING; said  
 described tract containing 7.99 Acres, more or  
 less.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA  
 MINIMUM STANDARDS FOR THE PRACTICE OF  
 LAND SURVEYING AS ADOPTED BY THE  
 OKLAHOMA STATE BOARD OF REGISTRATION FOR  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS

*Jerry Leon Perry*  
 JERRY LEON PERRY

