Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660000080
Parcel ID 20N15E-01-3-00000-000-0000
Cadastral ID 01-20-15-01400
Property Type REAL - Real Property
Property Class RR **VI Area** 3
Tax Area 4 - VERDIGRIS/VERD FIRE
Name ID 346170
HOFFMAN, JUSTIN W

25915 S 4120 RD
CLAREMORE OK 74019-0000

Parcel Location

Situs 25915 S 4120 RD
Subdivision
Lot/Block / **Parcel Size** 1 - Acres
Sec/Twn/Rng 1 / 20 / 15 / 3
Neighborhood 2015 - UNPLATTED
School District S008 - VERDIGRIS SCHOOLS

Primary Image

660000080_001.JPG 9/23/2025

Legal Description

Lat/Long: 36.23562607 -95.67232859

N 165' OF S 330' OF W 264' SW SW SW

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	HOFFMAN, KIRBY W &	01/08/2025		4
921/398	HOFFMAN, E L SR ESTATE	06/28/1993	30,000	No

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	28,645	22,467	11%	2,471
Improvements	109,339	82,714		9,099
Mobile Home	0	0		0
Total Value	137,984	105,181		11,570

		Current Tax
Levy Rate	104.132	
Assessed	11,570	1,204.81
Penalty	0	
Exemption	0	0.00
Total Taxable	11,570	1,205.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000080	HOFFMAN, JUSTIN W	4	133,823	1000	10,019	1,060.00
2024	2024-660000080	HOFFMAN, KIRBY W &	4	140,956	1000	9,698	940.00
2023	2023-660000080	HOFFMAN, KIRBY W &	4	122,050	1000	9,387	896.00
2022	2022-660000080	HOFFMAN, KIRBY W &	4	115,506	1000	8,791	855.00
2021	2021-660000080	HOFFMAN, KIRBY W &	4	119,737	1000	8,506	806.00
2020	2020-660000080	HOFFMAN, KIRBY W &	4	120,530	1000	8,229	782.00
2019	2019-660000080	HOFFMAN, KIRBY W &	4	115,319	1000	7,960	768.00
2018	2018-660000080	HOFFMAN, KIRBY W &	4	113,639	1000	7,699	744.00
2017	2017-660000080	HOFFMAN, KIRBY W &	4	112,712	1000	7,445	722.00
2016	2016-660000080	HOFFMAN, KIRBY W &	4	109,970	1000	7,200	700.00
2015	2015-660000080	HOFFMAN, KIRBY W &	4	108,940	1000	6,960	682.00
2014	2014-660000080	HOFFMAN, KIRBY W &	4	110,934	1000	6,729	626.00
2013	2013-660000080	HOFFMAN, KIRBY W &	4	106,351	1000	6,504	626.00

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Lot Data

Square-Foot - NBHD 2015 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0931	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	47,617.00 x .60 = 28,645	
Factor Value		
Adjustments	1.0000	
Lot Value	28,645	

Primary Image

660000080_001.JPG 9/23/2025

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,257 / 1,257
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,257
Fixture/Rghln	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	455 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	143,860	114.45	**Per SqFt**

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		111.28	**Total Misc Impr**	+	7,763
Roofing Adj	+	4.70	**Garage Cost**	+	16,030
Subfloor Adj	+	-1.21	**Total RCN**	=	196,555
Heat/Cool Adj	+	11.47	**Depreciation (45%)**	-	88,450
Plumbing Adj	+	11.20	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	108,105
Adj Base Cost	=	137.44	**Lot Value**	+	28,645
Total Area	x	1,257	**Indicated Value**	=	136,750
Adjusted Cost	=	172,762	**Value Per SqFt**		108.79

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	108,105		
Lot Value	28,645		
Indicated Value	136,750	108.79	**Per SqFt**
Agland Value			
Site Improvements	1,234		
Total Value	137,984	109.77	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0	1	2000	1	0.00		
PRCH	SLAB PORCH - COVERED	207	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	208	19x12		228	23.47		5,351
PATO	SLAB PORCH - OPEN	209	17x12		204	9.92		2,024

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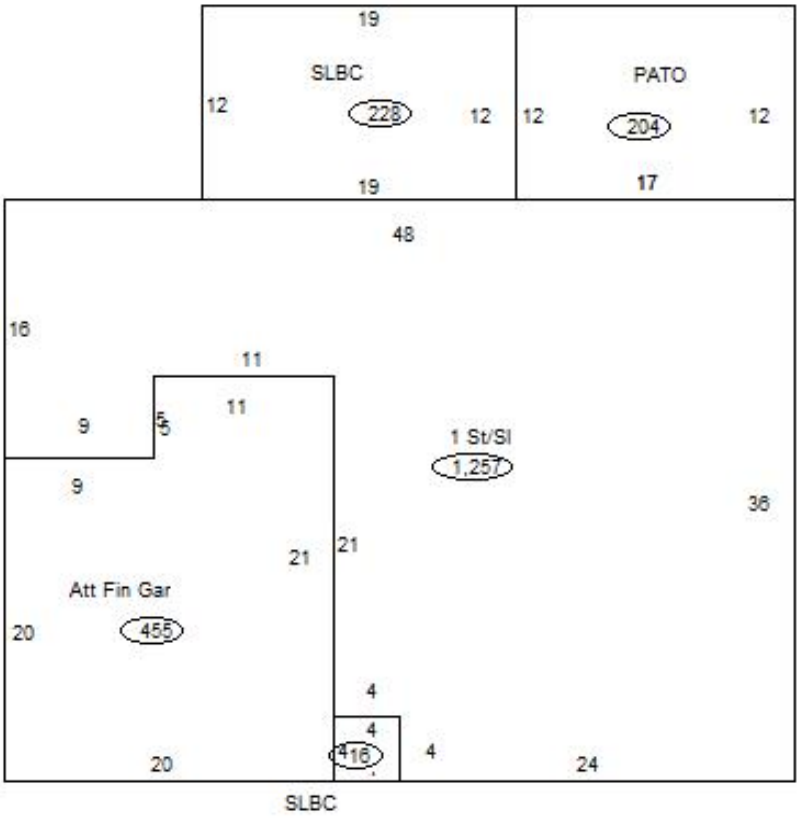
Sketch Image 660000080



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,257	1.000	1,257
2	G	5		13	Att Fin Gar	455	1.000	455
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	228	1.000	228
5	M	PATO		13	PATO	204	1.000	204
					Total Building Area	1,257		1,257

Outbuildings/Site Improvements 660000080

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x6	Plank	Formed Metal	100

Qual 2 **Cond** 3 **Year** 2010 **Eff Age** 12

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (22.85 x 100)	2,285		2,285	1,051	1,234