



# 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	660000146				<p>660000146_001.JPG 9/24/2025</p>				
Parcel ID	000000-00-0-00357-005-0002								
Cadastral ID	01-20-15-04020								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	173454								
HODGES, RICHARD E									
9977 E PALM TREE RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09977 PALM TREE RD								
Subdivision	GREEN OASIS								
Lot/Block	0002 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1083 - R-V01-SW CLAREMORE								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description	Lat/Long: 36.24268684 -95.65589351				Building Permits				
LOT 2 BLOCK 5 GREEN OASIS					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	72,095	27,571	11%	3,033	Assessed	13,765	1,433.37
Year Frozen	0	Improvements	125,331	97,565		10,732	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	197,426	125,136		13,765	Total Taxable	12,765	1,346.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000146	HODGES, RICHARD E	4	176,861	1000	12,364	1,304.00		
2024	2024-660000146	HODGES, RICHARD E	4	195,644	1000	11,975	1,158.00		
2023	2023-660000146	HODGES, RICHARD E	4	120,883	1000	11,597	1,105.00		
2022	2022-660000146	HODGES, RICHARD E	4	119,294	1000	10,874	1,055.00		
2021	2021-660000146	HODGES, RICHARD E	4	127,606	1000	10,528	996.00		
2020	2020-660000146	HODGES, RICHARD E	4	125,681	1000	10,192	966.00		
2019	2019-660000146	HODGES, RICHARD E	4	121,158	1000	9,866	950.00		
2018	2018-660000146	HODGES, RICHARD E	4	125,922	1000	9,550	921.00		
2017	2017-660000146	HODGES, RICHARD E	4	124,834	1000	9,243	894.00		
2016	2016-660000146	HODGES, RICHARD E	4	121,997	1000	8,945	867.00		
2015	2015-660000146	HODGES, RICHARD E	4	120,330	1000	8,655	846.00		
2014	2014-660000146	HODGES, RICHARD E	4	121,293	1000	8,374	776.00		
2013	2013-660000146	HODGES, RICHARD E	4	116,468	0	9,100	862.00		



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0254	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,665.00 x 1.61 = 72,095	
Factor Value		
Adjustments	1.0000	
Lot Value	72,095	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,364 / 1,364
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,364
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,739	126.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	187,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.32	Total Misc Impr	+	4,148			
Roofing Adj	+ 4.42	Garage Cost	+	18,788			
Subfloor Adj	+ -1.15	Total RCN	=	193,954			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	85,340			
Plumbing Adj	+ 10.32	Lump Sums	+	3,486			
Basement Adj	+ 0.00	RCNLD	=	112,100			
Adj Base Cost	= 125.38	Lot Value	+	72,095			
Total Area	x 1,364	Indicated Value	=	184,195			
Adjusted Cost	= 171,018	Value Per SqFt		135.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,100		
Lot Value	72,095		
Indicated Value	184,195	135.04	Per SqFt
Agland Value			
Site Improvements	13,231		
Total Value	197,426	144.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	443	24x5		120	23.88		2,866
PATO	Patio - Open	174296	12x10		120	10.68		1,282
WODO	Wood Deck - Open	174297	15x10		150	23.24		3,486



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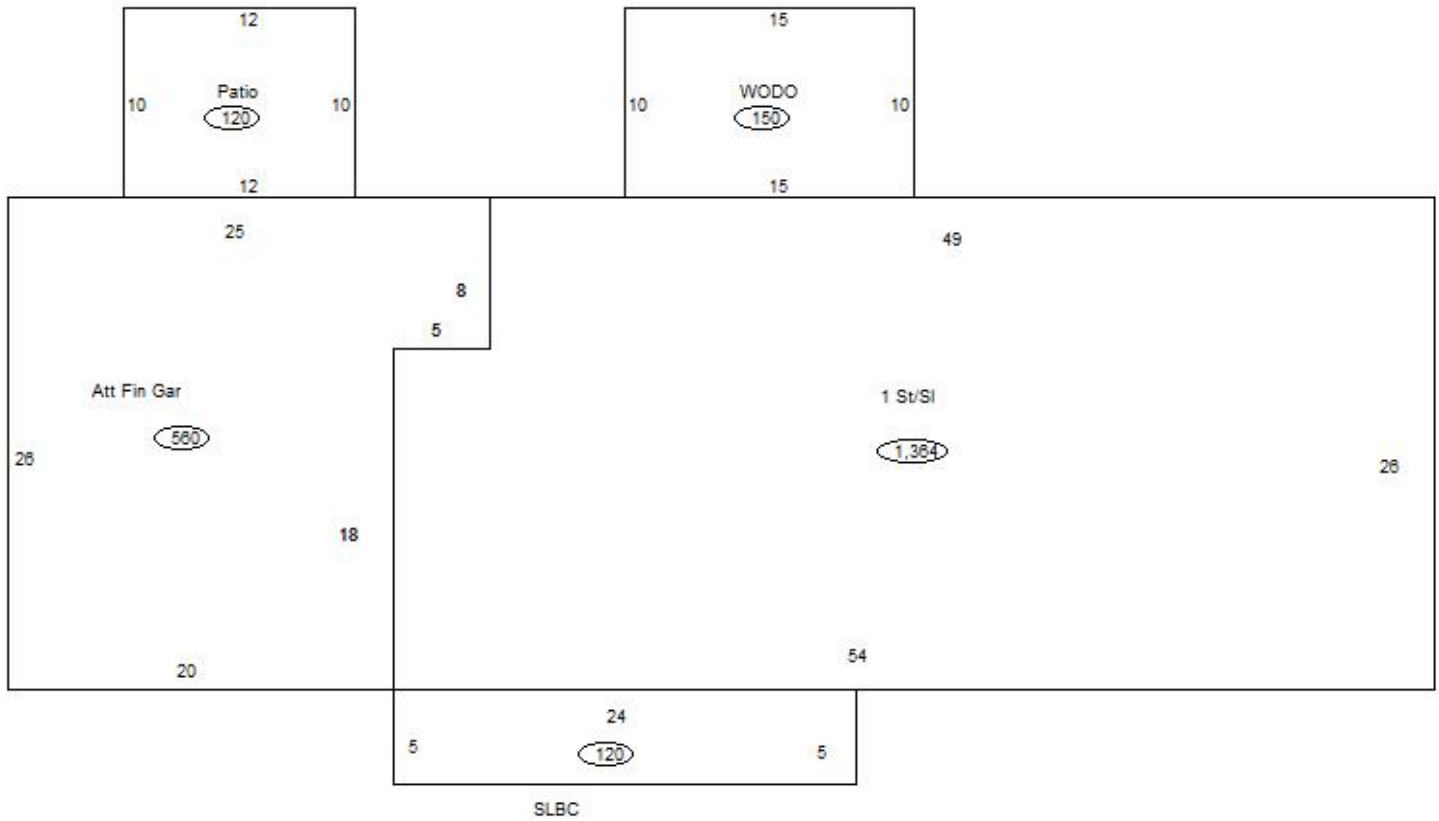
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,364	1.000	1,364
2	G	5		10	Att Fin Gar	560	1.000	560
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PATO		10	Patio	120	1.000	120
5	M	WODO		10	WODO	150	1.000	150
<b>Total Building Area</b>						1,364		1,364



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x6	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ 100% Func)</b>	
	Base Cost (5.55 x 360)	1,998		1,998	1,998	
	CPRV	Carport - RV	20x25x10	Gravel	Formed Metal	500
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	
	Base Cost (8.49 x 500)	4,245		4,245	1,995	2,250
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	
	Base Cost (25.97 x 120)	3,116		3,116	1,309	1,807
	SHDS	Shed - Small	12x10x6	Plank	Composition Shingle	120
	Qual	2	Cond 3.5	Year 2008	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	
	Base Cost (21.77 x 120)	2,612		2,612	1,228	1,384
	LNT0	Lean To - Attached	30x15x8	Concrete	Formed Metal	450
	Qual	3	Cond 3	Year 1987	Eff Age 29	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (13.85 x 450)	6,233		6,233	4,986	1,247
	GRDT	Garage - Detached	30x30x10	Concrete	Composition Shingle	900
	Qual	2	Cond 3	Year 1985	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (58% Phys/ % Func)</b>	
	Base Cost (17.31 x 900)	15,579		15,579	9,036	6,543