



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:41:16
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000217 Parcel ID 000000-00-0-00735-003-0010 Cadastral ID 01-20-15-04740 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 253305 HANSLOVAN, DAVID J & LORI A 9245 E HORIZON ST CLAREMORE OK 74019-0000 Parcel Location Situs 09245 E HORIZON ST Subdivision SHADY LANE Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000217_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.23962208 -95.66769354																																																																																																																									
Legal Description LOT 10 BLOCK 3 SHADY LANE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>2115</td> <td>R6 FOR NEW OUTBLDG</td> <td>05/2004</td> <td>07/2005</td> <td>14,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2115	R6 FOR NEW OUTBLDG	05/2004	07/2005	14,000																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
2115	R6 FOR NEW OUTBLDG	05/2004	07/2005	14,000																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>953/444</td> <td>SELLER</td> <td>04/07/1994</td> <td>0</td> <td>No</td> </tr> <tr> <td>882/658</td> <td>MCGUIRE, KELLY D</td> <td>05/21/1992</td> <td>70,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	953/444	SELLER	04/07/1994	0	No	882/658	MCGUIRE, KELLY D	05/21/1992	70,000	Yes																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
953/444	SELLER	04/07/1994	0	No																																																																																																																					
882/658	MCGUIRE, KELLY D	05/21/1992	70,000	Yes																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 62,984</td> <td>27,242</td> <td>11%</td> <td>2,997</td> <td>Assessed</td> <td>18,927</td> <td>1,970.90</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 169,630</td> <td>144,823</td> <td></td> <td>15,930</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 232,614</td> <td>172,065</td> <td></td> <td>18,927</td> <td>Total Taxable</td> <td>17,927</td> <td>1,884.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	0	Land Value 62,984	27,242	11%	2,997	Assessed	18,927	1,970.90	Year Frozen	0	Improvements 169,630	144,823		15,930	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 232,614	172,065		18,927	Total Taxable	17,927	1,884.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	0	Land Value 62,984	27,242	11%	2,997	Assessed	18,927	1,970.90																																																																																																																	
Year Frozen	0	Improvements 169,630	144,823		15,930	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00																																																																																																																	
TIF Project ID	0	Total Value 232,614	172,065		18,927	Total Taxable	17,927	1,884.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>209,532</td><td>1000</td><td>17,375</td><td>1,826.00</td></tr> <tr><td>2024</td><td>2024-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>198,030</td><td>1000</td><td>16,841</td><td>1,625.00</td></tr> <tr><td>2023</td><td>2023-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>157,466</td><td>1000</td><td>16,321</td><td>1,551.00</td></tr> <tr><td>2022</td><td>2022-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>158,350</td><td>1000</td><td>16,419</td><td>1,588.00</td></tr> <tr><td>2021</td><td>2021-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>166,457</td><td>1000</td><td>17,310</td><td>1,631.00</td></tr> <tr><td>2020</td><td>2020-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>163,873</td><td>1000</td><td>16,859</td><td>1,591.00</td></tr> <tr><td>2019</td><td>2019-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>157,626</td><td>1000</td><td>16,339</td><td>1,567.00</td></tr> <tr><td>2018</td><td>2018-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>162,036</td><td>1000</td><td>16,824</td><td>1,614.00</td></tr> <tr><td>2017</td><td>2017-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>160,754</td><td>1000</td><td>16,683</td><td>1,604.00</td></tr> <tr><td>2016</td><td>2016-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>156,767</td><td>1000</td><td>16,236</td><td>1,567.00</td></tr> <tr><td>2015</td><td>2015-660000217</td><td>HANSLOVAN, DAVID J &</td><td>80</td><td>152,128</td><td>1000</td><td>15,734</td><td>1,529.00</td></tr> <tr><td>2014</td><td>2014-660000217</td><td>HANSLOVAN, DAVID J</td><td>80</td><td>153,437</td><td>1000</td><td>15,414</td><td>1,419.00</td></tr> <tr><td>2013</td><td>2013-660000217</td><td>HANSLOVAN, DAVID J</td><td>80</td><td>147,680</td><td>1000</td><td>14,936</td><td>1,424.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660000217	HANSLOVAN, DAVID J &	80	209,532	1000	17,375	1,826.00	2024	2024-660000217	HANSLOVAN, DAVID J &	80	198,030	1000	16,841	1,625.00	2023	2023-660000217	HANSLOVAN, DAVID J &	80	157,466	1000	16,321	1,551.00	2022	2022-660000217	HANSLOVAN, DAVID J &	80	158,350	1000	16,419	1,588.00	2021	2021-660000217	HANSLOVAN, DAVID J &	80	166,457	1000	17,310	1,631.00	2020	2020-660000217	HANSLOVAN, DAVID J &	80	163,873	1000	16,859	1,591.00	2019	2019-660000217	HANSLOVAN, DAVID J &	80	157,626	1000	16,339	1,567.00	2018	2018-660000217	HANSLOVAN, DAVID J &	80	162,036	1000	16,824	1,614.00	2017	2017-660000217	HANSLOVAN, DAVID J &	80	160,754	1000	16,683	1,604.00	2016	2016-660000217	HANSLOVAN, DAVID J &	80	156,767	1000	16,236	1,567.00	2015	2015-660000217	HANSLOVAN, DAVID J &	80	152,128	1000	15,734	1,529.00	2014	2014-660000217	HANSLOVAN, DAVID J	80	153,437	1000	15,414	1,419.00	2013	2013-660000217	HANSLOVAN, DAVID J	80	147,680	1000	14,936	1,424.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660000217	HANSLOVAN, DAVID J &	80	209,532	1000	17,375	1,826.00																																																																																																																		
2024	2024-660000217	HANSLOVAN, DAVID J &	80	198,030	1000	16,841	1,625.00																																																																																																																		
2023	2023-660000217	HANSLOVAN, DAVID J &	80	157,466	1000	16,321	1,551.00																																																																																																																		
2022	2022-660000217	HANSLOVAN, DAVID J &	80	158,350	1000	16,419	1,588.00																																																																																																																		
2021	2021-660000217	HANSLOVAN, DAVID J &	80	166,457	1000	17,310	1,631.00																																																																																																																		
2020	2020-660000217	HANSLOVAN, DAVID J &	80	163,873	1000	16,859	1,591.00																																																																																																																		
2019	2019-660000217	HANSLOVAN, DAVID J &	80	157,626	1000	16,339	1,567.00																																																																																																																		
2018	2018-660000217	HANSLOVAN, DAVID J &	80	162,036	1000	16,824	1,614.00																																																																																																																		
2017	2017-660000217	HANSLOVAN, DAVID J &	80	160,754	1000	16,683	1,604.00																																																																																																																		
2016	2016-660000217	HANSLOVAN, DAVID J &	80	156,767	1000	16,236	1,567.00																																																																																																																		
2015	2015-660000217	HANSLOVAN, DAVID J &	80	152,128	1000	15,734	1,529.00																																																																																																																		
2014	2014-660000217	HANSLOVAN, DAVID J	80	153,437	1000	15,414	1,419.00																																																																																																																		
2013	2013-660000217	HANSLOVAN, DAVID J	80	147,680	1000	14,936	1,424.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:41:17
 Page 2

Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0918	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,560.00 x 1.32 = 62,984	
Factor Value		
Adjustments	1.0000	
Lot Value	62,984	

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	1,607 / 1,607
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,607
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35



660000217_001.JPG 9/25/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	197,474	122.88	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	205,760 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.41	Total Misc Impr	+	22,672	
Roofing Adj	+ 4.46	Garage Cost	+	16,646	
Subfloor Adj	+ -1.15	Total RCN	=	248,967	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	109,545	
Plumbing Adj	+ 10.27	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	139,422	
Adj Base Cost	= 130.46	Lot Value	+	62,984	
Total Area	x 1,607	Indicated Value	=	202,406	
Adjusted Cost	= 209,649	Value Per SqFt		125.95	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,422		
Lot Value	62,984		
Indicated Value	202,406	125.95	Per SqFt
Agland Value			
Site Improvements	30,208		
Total Value	232,614	144.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	650	23x19		437	22.98		10,042
EPSW	ENCLOSED PORCH - SOLID WALL	651	12x10		120	62.78		7,534



Rogers

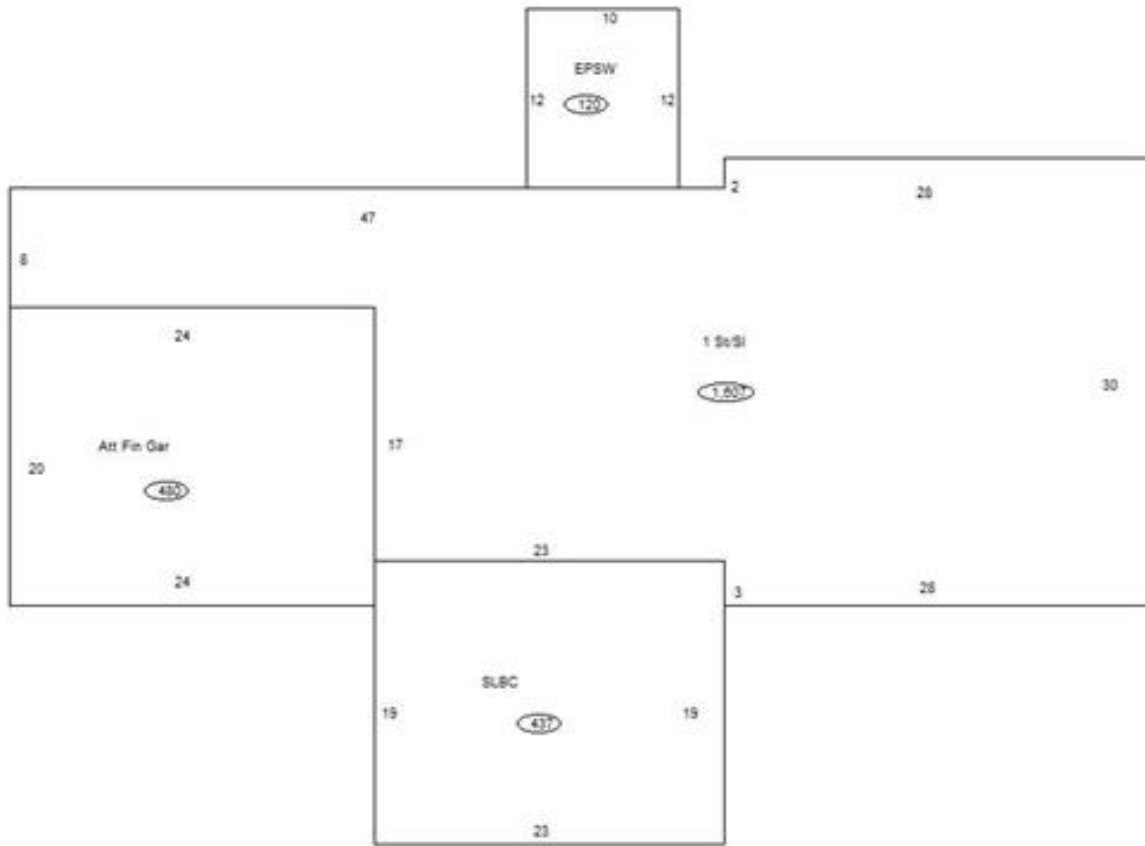
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:41:17
 Page 3

Sketch Image

660000217



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,607	1.000	1,607
2	G	5		10	Att Fin Gar	480	1.000	480
3	M	PRCH		10	SLBC	437	1.000	437
4	M	EPSW		10	EPSW	120	1.000	120
Total Building Area						1,607		1,607



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:41:17
Page 4

660000217

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	0x0x0	Plank		238
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (20.13 x 238)		4,791	4,791	2,108	2,683
	UTIL	Utility Building HAS PREFAB FIREPLACE	30x48x10	Concrete	Formed Metal	1,440
	Qual 2	Cond 3	Year 2006	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD
	Base Cost (28.31 x 1,440)		40,766	40,766	13,860	26,906
	SHDS	Shed - Small	14x10x8	Plank	Composition Shingle	140
	Qual 2	Cond 2	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (20.11 x 140)		2,815	2,815	2,196	619