



# 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	660000219								
Parcel ID	000000-00-0-00735-003-0012								
Cadastral ID	01-20-15-04760								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	309408								
HUGHES, ALVIN & KATHRYN									
9185 E HORIZON ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09185 E HORIZON ST								
Subdivision	SHADY LANE								
Lot/Block	0012 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1116 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23958166 -95.66888105									
Building Permits									
LOT 12 BLOCK 3 SHADY LANE									
Number	Description	Opened	Closed	Amount					
R13 33	R15-NEW 720 SQ FT OUTBUILDING	01/2014	08/2014	5,250					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
HV	Veteran	Yes	999,999	13,992	Bk/Pg	Grantor	Date	Price	Code
					2315/467	BROCK, JAMES R &	03/20/2013	105,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2014	Land Value	61,606	35,304	11%	3,883	Assessed	13,992	1,457.01
Year Frozen	2017	Improvements	160,373	91,905		10,109	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	13,992	-1,223.00
TIF Project ID	0	Total Value	221,979	127,209		13,992	Total Taxable	0	234.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000219	HUGHES, ALVIN & KATHRYN	80	204,785	13994		234.00		
2024	2024-660000219	HUGHES, ALVIN & KATHRYN	80	197,589	13993		144.00		
2023	2023-660000219	HUGHES, ALVIN & KATHRYN	80	127,209	1000		144.00		
2022	2022-660000219	HUGHES, ALVIN & KATHRYN	80	130,700	1000	12,993	1,259.00		
2021	2021-660000219	HUGHES, ALVIN & KATHRYN	80	135,499	1000	12,993	1,226.00		
2020	2020-660000219	HUGHES, ALVIN & KATHRYN	80	133,418	1000	12,993	1,229.00		
2019	2019-660000219	HUGHES, ALVIN & KATHRYN	80	127,209	1000	12,993	1,248.00		
2018	2018-660000219	HUGHES, ALVIN & KATHRYN	80	132,972	1000	13,509	1,297.00		
2017	2017-660000219	HUGHES, ALVIN & KATHRYN	80	131,902	1000	13,509	1,301.00		
2016	2016-660000219	HUGHES, ALVIN & KATHRYN	80	128,789	1000	13,167	1,272.00		
2015	2015-660000219	HUGHES, ALVIN & KATHRYN	80	126,313	1000	12,894	1,255.00		
2014	2014-660000219	HUGHES, ALVIN & KATHRYN	80	121,578	1000	12,374	1,141.00		
2013	2013-660000219	HUGHES, ALVIN & KATHRYN	80	137,654	9911		102.00		



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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0285	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,804.00 x 1.38 = 61,606	
Factor Value		
Adjustments	1.0000	
Lot Value	61,606	

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	1,702 / 1,702
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,702
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 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	191,272	112.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	181,330		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,620		
Lot Value	61,606		
Indicated Value	200,226	117.64	Per SqFt
Agland Value			
Site Improvements	21,753		
Total Value	221,979	130.42	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.24	Total Misc Impr	+	12,893			
Roofing Adj	+ 4.41	Garage Cost	+	15,646			
Subfloor Adj	+ -1.15	Total RCN	=	247,535			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	108,915			
Plumbing Adj	+ 9.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	138,620			
Adj Base Cost	= 128.67	Lot Value	+	61,606			
Total Area	x 1,702	Indicated Value	=	200,226			
Adjusted Cost	= 218,996	Value Per SqFt		117.64			

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	658	14x12		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	659	161		161	23.71		3,817
WODO	Wood Deck - Open - NCV	174158	6x6		36	28.69	100%	



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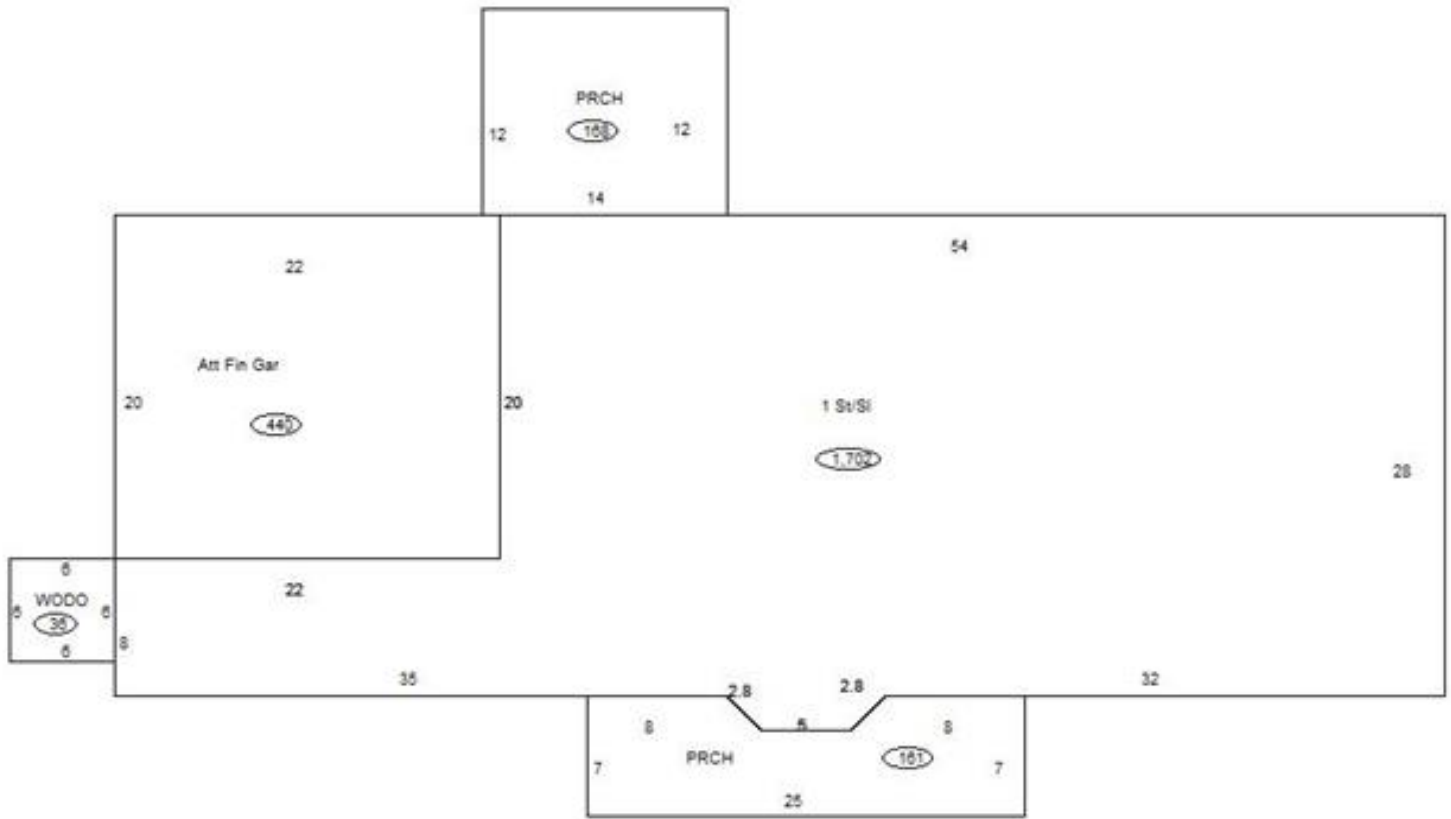
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Sketch Image

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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	1,702	1.000	1,702
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	PRCH	168	1.000	168
4	M	PRCH		10	PRCH	161	1.000	161
5	M	WODO		10	WODO	36	1.000	36
<b>Total Building Area</b>						<b>1,702</b>		<b>1,702</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	24x30x8	Concrete	Formed Metal	720	
	Qual 2	Cond 3	Year 2014	Eff Age 9			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30.60 x 720)	22,032		22,032	3,745	18,287
	PCPT	Carport - Portable - NCV	20x20x8	Concrete	Formed Metal	400	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ 100% Func)</b>	<b>RCNLD</b>	
		Base Cost (5.55 x 400)	2,220		2,220	2,220	
	SHDS	Shed - Small	12x30x8	Plank	Formed Metal	360	
	Qual 2	Cond 3	Year 2010	Eff Age 12			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (17.83 x 360)	6,419		6,419	2,953	3,466