



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	660000240				 <p>660000240_001.JPG 9/25/2025</p>				
Parcel ID	000000-00-0-00738-001-0019								
Cadastral ID	01-20-15-04970								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	175584								
HANES, RANDY G									
25236 S HOLLIDAY DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25236 S HOLLIDAY DR								
Subdivision	SHEPHERD VALLEY								
Lot/Block	0019 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1117 - R-V04-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24628452 -95.66971055									
Building Permits									
LOT 19 BLOCK 1 SHEPHERD VALLEY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	34,794	27,886	11%	3,067	Assessed	15,914 1,657.15	
Year Frozen	0	Improvements	121,472	116,787		12,847	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	156,266	144,673		15,914	Total Taxable	14,914 1,570.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000240	HANES, RANDY G	80	148,180	1000	14,450	1,522.00		
2024	2024-660000240	HANES, RANDY G	80	160,355	1000	14,000	1,353.00		
2023	2023-660000240	HANES, RANDY G	80	132,398	1000	13,564	1,291.00		
2022	2022-660000240	HANES, RANDY G	80	132,476	1000	13,461	1,304.00		
2021	2021-660000240	HANES, RANDY G	80	132,244	1000	13,040	1,231.00		
2020	2020-660000240	HANES, RANDY G	80	126,509	1000	12,631	1,194.00		
2019	2019-660000240	HANES, RANDY G	80	120,307	1000	12,234	1,175.00		
2018	2018-660000240	HANES, RANDY G	80	125,221	1000	12,010	1,155.00		
2017	2017-660000240	HANES, RANDY G	80	124,428	1000	11,631	1,121.00		
2016	2016-660000240	HANES, RANDY G	80	121,147	1000	11,264	1,089.00		
2015	2015-660000240	HANES, RANDY G	80	118,076	1000	10,906	1,064.00		
2014	2014-660000240	HANES, RANDY G	80	126,031	1000	10,559	975.00		
2013	2013-660000240	HANES, RANDY G	80	113,407	1000	10,223	979.00		



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4699	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	20,467.00 x 1.70 = 34,794	
Factor Value		
Adjustments	1.0000	
Lot Value	34,794	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	936 / 1,400
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	936
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

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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	190,423	136.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	176,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.31	Total Misc Impr	+	4,421			
Roofing Adj	+ 3.53	Garage Cost	+	22,165			
Subfloor Adj	+ -1.64	Total RCN	=	193,074			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	77,230			
Plumbing Adj	+ 11.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	115,844			
Adj Base Cost	= 118.92	Lot Value	+	34,794			
Total Area	x 1,400	Indicated Value	=	150,638			
Adjusted Cost	= 166,488	Value Per SqFt		107.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,844		
Lot Value	34,794		
Indicated Value	150,638	107.60	Per SqFt
Agland Value			
Site Improvements	5,628		
Total Value	156,266	111.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	750	14x6		84	26.66		2,239
PATO	SLAB PORCH - OPEN	751	21x10		210	10.39		2,182



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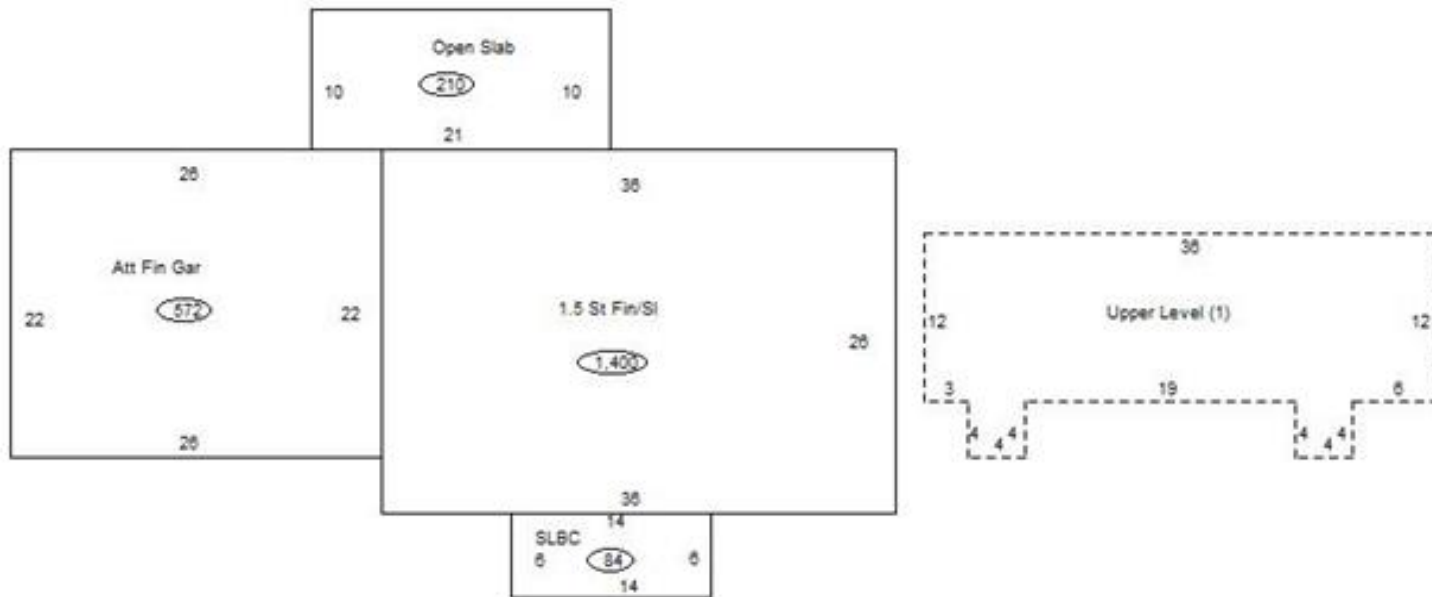
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	936	1.496	1,400
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PATO		13	Open Slab	210	1.000	210
5	U	^UL		13	Upper Level (1)	464	1.000	464
Total Building Area						936		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	24x30x14	Gravel	Formed Metal	720
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (8.49 x 720)	6,113		6,113	1,895	4,218
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3.5	Year 2010	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (20.98 x 120)	2,518		2,518	1,108	1,410