



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:15:14
Page 1

Assessment Data					Primary Image														
Account 660000625 Parcel ID 000000-00-0-00417-002-0008 Cadastral ID 01-21-16-00330 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 95284 HOFFMAN, THOMAS J & PATRICK JOSEPH & KRISTA DAWN HOFFMAN 19697 S RIDGEMONT DR CLAREMORE OK 74017-4454																			
Parcel Location Situs 19697 S RIDGEMONT DR Subdivision KINGS RIDGE ESTS 2 Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S009 - JUSTUS-TIAWAH SCHOOLS																			
Legal Description Lot/Long: 36.32383655 -95.55712859					Building Permits														
LOT 8 BLOCK 2 KINGS RIDGE EST. 2					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000																
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax										
Remove Cap	0	Land Value	88,462	41,511	11%	4,566	Assessed	11,922	1,109.34										
Year Frozen	2011	Improvements	154,534	66,873		7,356	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	242,996	108,384		11,922	Total Taxable	11,922	1,109.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000625	HOFFMAN, THOMAS J &			93	230,974	1000	10,354	974.00										
2024	2024-660000625	HOFFMAN, THOMAS J			93	218,202	1000	10,355	1,046.00										
2023	2023-660000625	HOFFMAN, THOMAS J			93	183,971	1000	10,355	1,044.00										
2022	2022-660000625	HOFFMAN, THOMAS J			93	148,630	1000	10,355	1,043.00										
2021	2021-660000625	HOFFMAN, THOMAS J			93	145,248	1000	10,354	1,060.00										
2020	2020-660000625	HOFFMAN, THOMAS J			93	146,185	1000	10,355	1,025.00										
2019	2019-660000625	HOFFMAN, THOMAS J			93	139,747	1000	10,354	1,045.00										
2018	2018-660000625	HOFFMAN, THOMAS J			93	143,589	1000	10,355	1,046.00										
2017	2017-660000625	HOFFMAN, THOMAS J			93	142,517	1000	10,355	993.00										
2016	2016-660000625	HOFFMAN, THOMAS J			93	139,330	1000	10,355	1,031.00										
2015	2015-660000625	HOFFMAN, THOMAS J			93	128,463	1000	9,308	920.00										
2014	2014-660000625	HOFFMAN, THOMAS J			93	130,792	1000	9,308	902.00										
2013	2013-660000625	HOFFMAN, THOMAS J			93	124,831	1000	9,307	914.00										



Rogers

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Date 04/17/2026
Time 03:15:14
Page 2

Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1191	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	48,748.00 x 1.81 = 88,462	
Factor Value		
Adjustments	1.0000	
Lot Value	88,462	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,633 / 1,633
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,633
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	485 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



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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	197,228	120.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	160,580		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.08	Total Misc Impr	+	5,338			
Roofing Adj	+ 4.44	Garage Cost	+	13,396			
Subfloor Adj	+ -1.15	Total RCN	=	228,509			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	102,829			
Plumbing Adj	+ 8.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,680			
Adj Base Cost	= 128.46	Lot Value	+	88,462			
Total Area	x 1,633	Indicated Value	=	214,142			
Adjusted Cost	= 209,775	Value Per SqFt		131.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,680		
Lot Value	88,462		
Indicated Value	214,142	131.13	Per SqFt
Agland Value			
Site Improvements	28,854		
Total Value	242,996	148.80	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	1919	5x2		10	24.24		242



Rogers

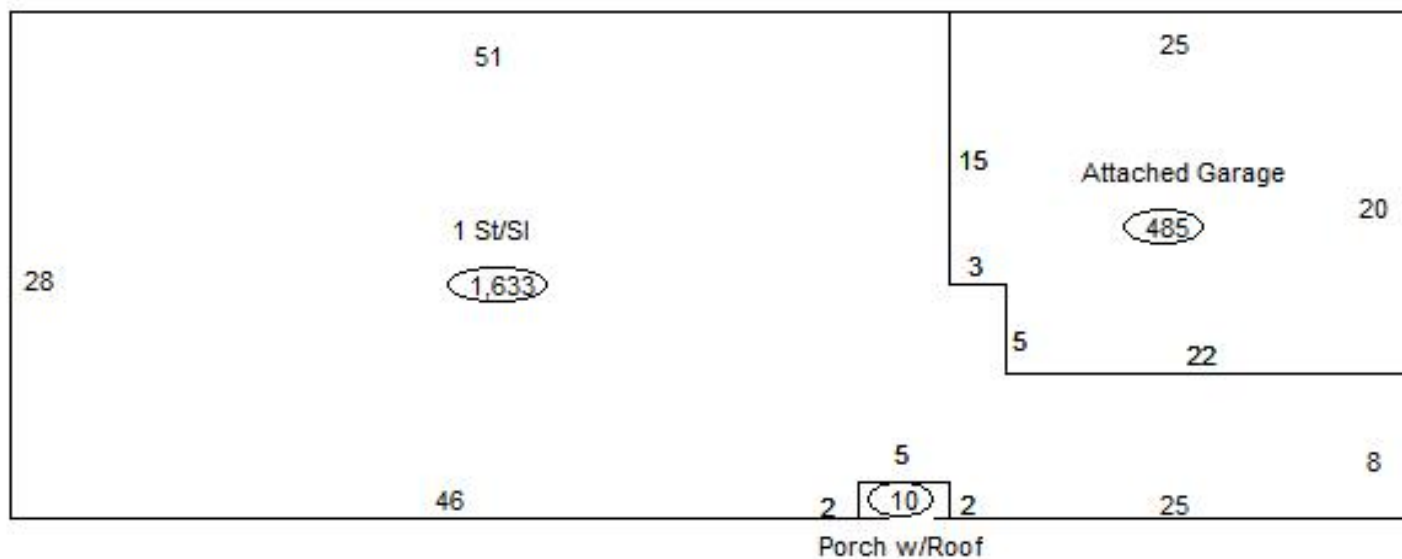
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Date 04/17/2026
 Time 03:15:14
 Page 3

Sketch Image

66000625



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,633	1.000	1,633
2	G	1		13	Attached Garage	485	1.000	485
3	M	PRCH		13	SLBC	10	1.000	10
Total Building Area						1,633		1,633



Rogers

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Date 04/17/2026
Time 03:15:14
Page 4

660000625

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year 2014	Eff Age 9		

Valuation Summary	Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD
Base Cost (28.97 x 1,200)	34,764	34,764	5,910	28,854