



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	660001177													
Parcel ID	20N15E-02-2-00000-000-0000													
Cadastral ID	02-20-15-04900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	267965													
HIPP, MAX & DOROTHY														
25125 S 4110 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25125 S 4110 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.74 - Acres											
Sec/Twn/Rng	2 / 20 / 15 / 2													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24681384 -95.69016142														
S 240' N 450' W 315' SW 10 AC LOT 4														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1102/701	DORSEY, CAROLYN D	03/13/1998	42,500	No										
869/842		11/22/1991	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	1999	Land Value	33,275	28,469	11%	3,132	Assessed	8,392	873.87					
Year Frozen	0	Improvements	78,751	47,822		5,260	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	112,026	76,291		8,392	Total Taxable	7,392	787.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001177	HIPP, MAX & DOROTHY	4	96,222	1000	7,147	761.00							
2024	2024-660001177	HIPP, MAX & DOROTHY	4	100,811	1000	6,910	672.00							
2023	2023-660001177	HIPP, MAX & DOROTHY	4	100,135	1000	6,680	641.00							
2022	2022-660001177	HIPP, MAX & DOROTHY	4	87,735	1000	6,456	631.00							
2021	2021-660001177	HIPP, MAX & DOROTHY	4	79,646	1000	6,239	595.00							
2020	2020-660001177	HIPP, MAX & DOROTHY	4	80,758	1000	6,028	575.00							
2019	2019-660001177	HIPP, MAX & DOROTHY	4	76,500	1000	5,823	565.00							
2018	2018-660001177	HIPP, MAX & DOROTHY	4	76,762	1000	5,625	546.00							
2017	2017-660001177	HIPP, MAX & DOROTHY	4	76,292	1000	5,433	529.00							
2016	2016-660001177	HIPP, MAX & DOROTHY	4	74,760	1000	5,245	513.00							
2015	2015-660001177	HIPP, MAX & DOROTHY	4	76,598	1000	5,063	499.00							
2014	2014-660001177	HIPP, MAX & DOROTHY	4	78,873	1000	4,886	457.00							
2013	2013-660001177	HIPP, MAX & DOROTHY	4	75,601	1000	4,715	457.00							



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Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3969		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	60,847.00 x .55 = 33,275		
Factor Value			
Adjustments	1.0000		
Lot Value	33,275		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,248
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 45

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	121,113	97.05	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	96.80	Total Misc Impr	+ 3,392
Roofing Adj	+ 3.96	Garage Cost	+ 11,285
Subfloor Adj	+ 0.00	Total RCN	= 158,297
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 87,063
Plumbing Adj	+ 4.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 71,234
Adj Base Cost	= 115.08	Lot Value	+ 33,275
Total Area	x 1,248	Indicated Value	= 104,509
Adjusted Cost	= 143,620	Value Per SqFt	83.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,234		
Lot Value	33,275		
Indicated Value	104,509	83.74	Per SqFt
Agland Value			
Site Improvements	7,517		
Total Value	112,026	89.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3078	10x10		100	17.92		1,792
PRCH	Porch	178951	19x4		76	21.05		1,600



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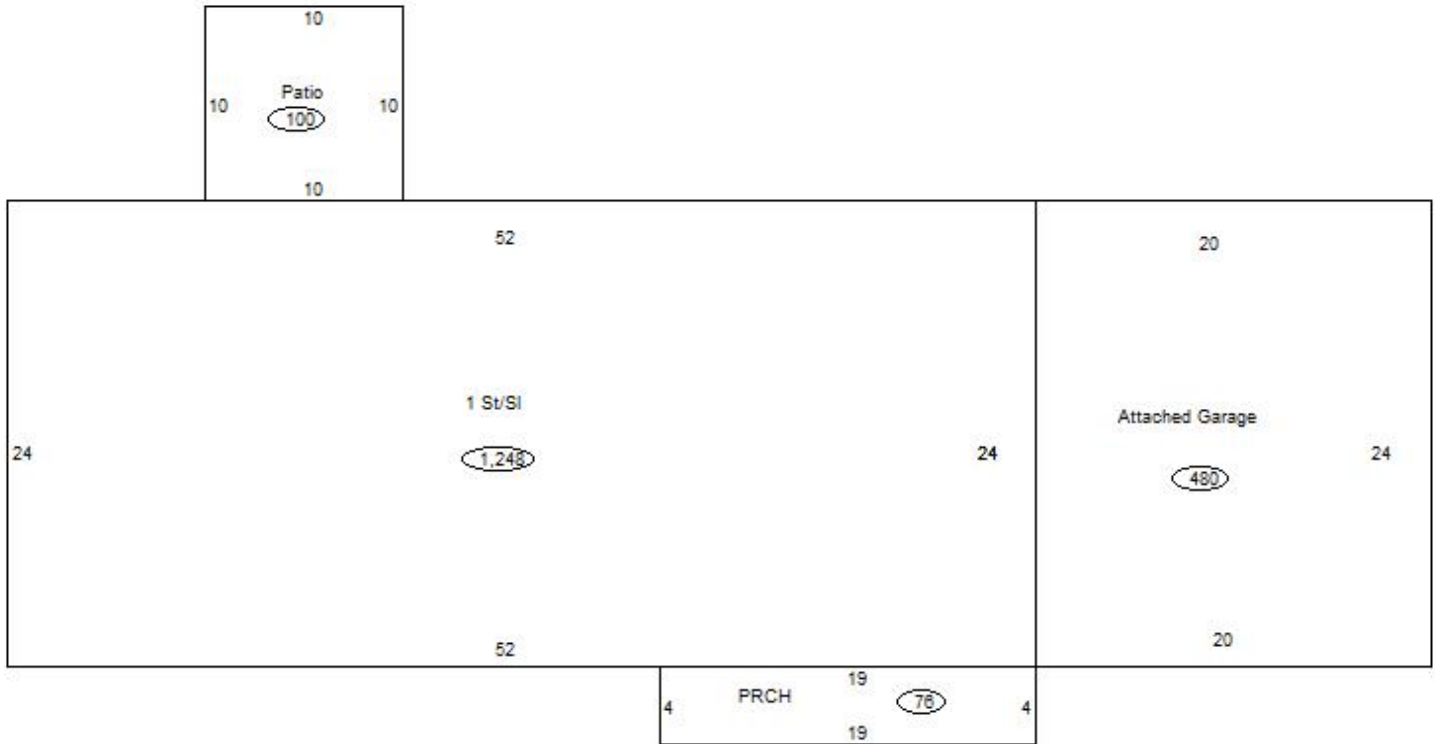
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Sketch Image

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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	1,248	1.000	1,248
2	G	1		10	Attached Garage	480	1.000	480
3	M	PATC		10	Patio	100	1.000	100
4	M	PRCH		10	PRCH	76	1.000	76
Total Building Area						1,248		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x16x8	Plank	Composition Shingle	160
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (24.52 x 160)		3,923		3,923 1,452		2,471
SHDS	Shed - Small		10x20x8	Plank	Composition Shingle	200
Qual	3	Cond 3	Year 2011	Eff Age 11		
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (23.01 x 200)		4,602		4,602 2,025		2,577
SHDS	Shed - Small		12x16x8	Plank	Formed Metal	192
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (23.81 x 192)		4,572		4,572 2,103		2,469
SPLA	Swimming Pool - Above Ground NV		0x0x0			1
Qual	3	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 100% Func)		RCNLD
Base Cost (7,000.00 x 1)		7,000		7,000 7,000		