




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 660002131 Parcel ID 000000-00-0-00669-001-0028 Cadastral ID 03-20-15-05600 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 342268 HATHCOAT, JOSHUA STEVEN & AMANDA BETH 7145 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07145 E 540 RD Subdivision RIDGEVIEW ACRES Lot/Block 0028 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 11/9/2021</p>														
Legal Description Lot/Long: 36.23542436 -95.70585628																			
LOT 28 BLOCK 1 RIDGEVIEW ACRES					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	DEAVER, BEULAH FAYE	08/09/2023	327,000	19										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2024		Land Value 51,829	51,829	11%	5,701	Assessed	22,939	2,388.68										
Year Frozen	2019		Improvements 171,074	156,712		17,238	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 222,903	208,541		22,939	Total Taxable	22,939	2,389.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002131	HATHCOAT, JOSHUA STEVEN &			4	198,611	0	21,847	2,275.00										
2024	2024-660002131	HATHCOAT, JOSHUA STEVEN &			4	207,905	0	22,869	2,192.00										
2023	2023-660002131	HATHCOAT, JOSHUA STEVEN &			4	151,491	1000	15,161	1,441.00										
2022	2022-660002131	DEAVER, BEULAH FAYE			4	155,854	1000	16,144	1,562.00										
2021	2021-660002131	DEAVER, DONALD R & BEULAH FAYE			4	163,392	1000	16,261	1,532.00										
2020	2020-660002131	DEAVER, DONALD R & BEULAH FAYE			4	164,689	1000	16,261	1,535.00										
2019	2019-660002131	DEAVER, DONALD R & BEULAH FAYE			4	156,925	1000	16,262	1,559.00										
2018	2018-660002131	DEAVER, DONALD R & BEULAH FAYE			4	166,128	1000	17,090	1,639.00										
2017	2017-660002131	DEAVER, DONALD R & BEULAH FAYE			4	164,488	1000	16,564	1,593.00										
2016	2016-660002131	DEAVER, DONALD R & BEULAH FAYE			4	160,760	1000	16,052	1,549.00										
2015	2015-660002131	DEAVER, DONALD R & BEULAH FAYE			4	159,471	1000	15,556	1,513.00										
2014	2014-660002131	DEAVER, DONALD R & BEULAH FAYE			4	164,228	1000	15,073	1,388.00										
2013	2013-660002131	DEAVER, DONALD R & BEULAH FAYE			4	157,548	1000	14,605	1,393.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.3593	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	102,773.00 x .50 = 51,829	
Factor Value		
Adjustments	1.0000	
Lot Value	51,829	

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	2,101 / 2,101
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

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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	222,831	106.06	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.69	Total Misc Impr	+	15,654			
Roofing Adj	+ 4.21	Garage Cost	+	13,373			
Subfloor Adj	+ 1.09	Total RCN	=	284,130			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	147,748			
Plumbing Adj	+ 4.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	136,382			
Adj Base Cost	= 121.42	Lot Value	+	51,829			
Total Area	x 2,101	Indicated Value	=	188,211			
Adjusted Cost	= 255,103	Value Per SqFt		89.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,382		
Lot Value	51,829		
Indicated Value	188,211	89.58	Per SqFt
Agland Value			
Site Improvements	34,692		
Total Value	222,903	106.09	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	5837	27x5		135	23.82		3,216
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	5838	19x15		285	25.76		7,342



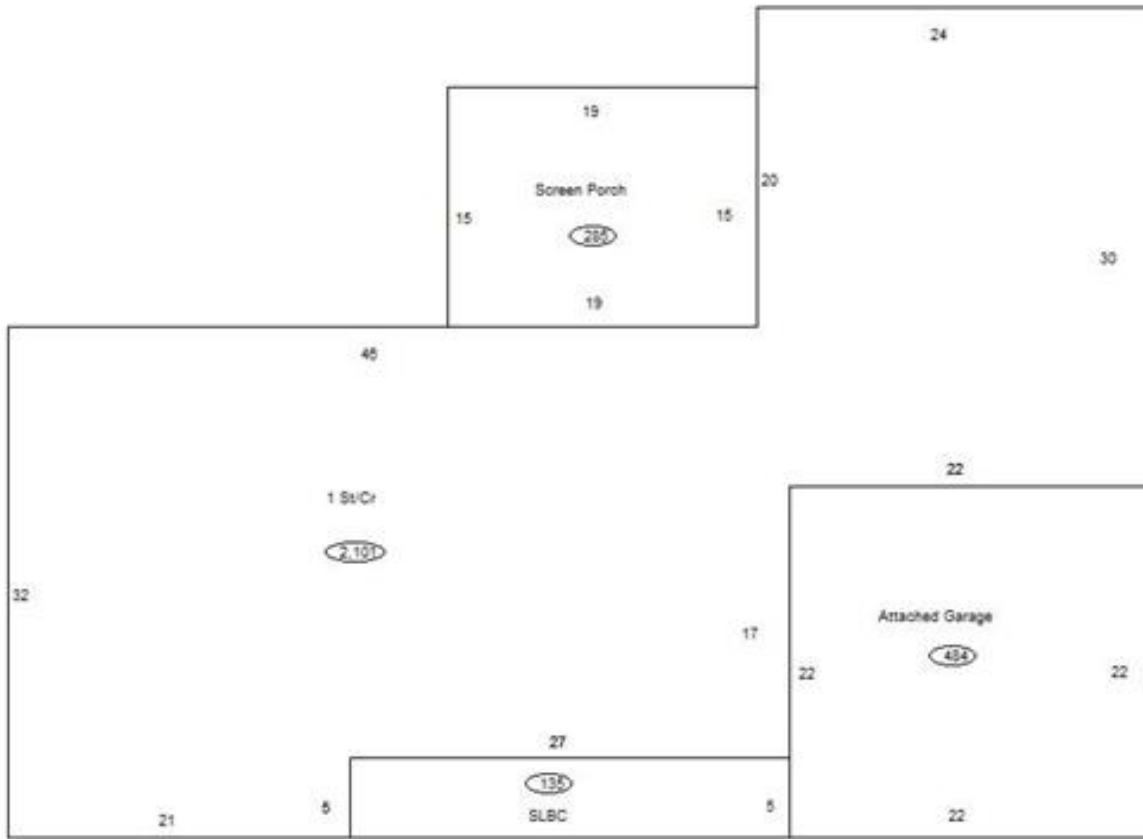
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,101	1.000	2,101
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	135	1.000	135
4	M	EPKS		10	Screen Porch	285	1.000	285
Total Building Area						2,101		2,101



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
Qual	2	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (19.52 x 200)		3,904		3,904	390	3,514
	SHDS	Shed - Small	10x12x6	Dirt	Glass	120
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (20.72 x 120)		2,486		2,486	249	2,237
	UTIL	Utility Building	48x30x12	Concrete	Formed Metal	1,440
Qual	3	Cond 3	Year 1998	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (29.95 x 1,440)		43,128		43,128	21,564	21,564
	LOAF	Loafing Shed	10x30x6	Dirt	Galvanized Metal	300
Qual	2	Cond 2	Year 1998	Eff Age 28		
Valuation Summary		Modifier Total	RCN	Depr (73% Phys/ % Func)		RCNLD
Base Cost (5.93 x 300)		1,779		1,779	1,299	480
	LNT0	Lean To - Attached	48x12x12	Concrete	Formed Metal	576
Qual	3	Cond 3	Year 1998	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)		RCNLD
Base Cost (13.51 x 576)		7,782		7,782	5,525	2,257
	SPLG	Swimming Pool - In Ground	0x0x0			440
Qual	3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (52.73 x 440)		23,201		23,201	18,561	4,640

