



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660003065 Parcel ID 000000-00-0-10070-002-0002 Cadastral ID 04-21-16-00560 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346056 HINKLE, CHRISTOPHER J & MICHELE D 1226 N CHERRINGTON CLAREMORE OK 74017-0000 Parcel Location Situs 01226 CHERRINGTON Subdivision CHERRY ACRES Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0057.JPG 4/5/2023</p>																																																																																																																				
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LOT 2 BLOCK 2 CHERRY 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2423	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,554.00 x 5.45 = 57,519	
Factor Value		
Adjustments	1.4298	
Lot Value	82,238	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,090 / 1,090
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	330 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47

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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	109,030	100.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	138,700		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.55	Total Misc Impr	+	4,761	
Roofing Adj	+ 4.67	Garage Cost	+	10,214	
Subfloor Adj	+ 1.22	Total RCN	=	151,258	
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	81,679	
Plumbing Adj	+ 5.12	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	69,579	
Adj Base Cost	= 125.03	Lot Value	+	82,238	
Total Area	x 1,090	Indicated Value	=	151,817	
Adjusted Cost	= 136,283	Value Per SqFt		139.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,579		
Lot Value	82,238		
Indicated Value	151,817	139.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	151,817	139.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7757	8x5		40	24.14		966
PRCH	SLAB PORCH - COVERED	7758	16x10		160	23.72		3,795



Rogers

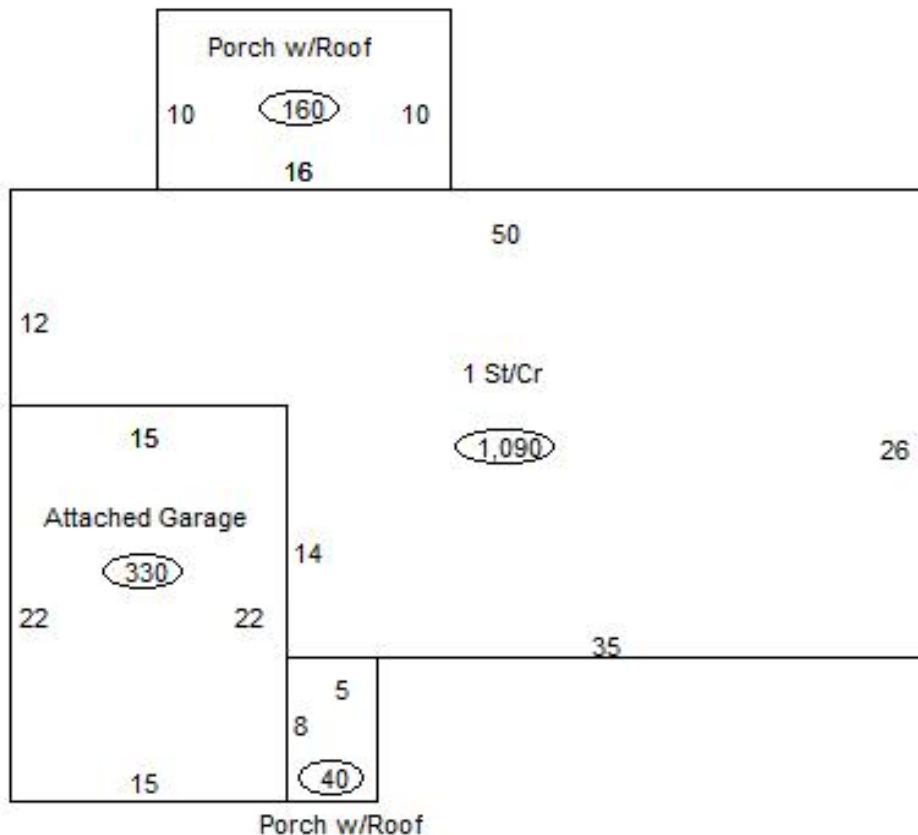
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,090	1.000	1,090
2	G	1		13	Attached Garage	330	1.000	330
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	160	1.000	160
Total Building Area						1,090		1,090



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				