



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:25:23
Page 1

Assessment Data					Primary Image				
Account	660003146								
Parcel ID	000000-00-0-10435-007-0009								
Cadastral ID	04-21-16-03280								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	345245								
HARDESTY, BRETT									
225 N CHOCTAW CT CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00225 N CHOCTAW CT								
Subdivision	STONEGATE								
Lot/Block	0009 / 0007	Parcel Size	1 - Lots						
Sec/Twn/Rng	4 / 21 / 16 / 5								
Neighborhood	1172 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32252406 -95.60293883									
Building Permits									
LOT 9 BLOCK 7 STONEGATE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	ROOSA, WILMA A	09/06/2024	200,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2025	Land Value	87,322	87,322	11%	9,605	Assessed	22,130 2,045.48	
Year Frozen	0	Improvements	113,865	113,865		12,525	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	201,187	201,187		22,130	Total Taxable	22,130 2,045.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003146	HARDESTY, BRETT	17	200,000	0	22,000	2,033.00		
2024	2024-660003146	HARDESTY, BRETT	17	194,227	1000	13,933	1,288.00		
2023	2023-660003146	ROOSA, WILMA A	17	146,886	1000	13,498	1,236.00		
2022	2022-660003146	ROOSA, WILMA A	17	127,962	1000	13,076	1,210.00		
2021	2021-660003146	ROOSA, WILMA A	17	130,446	1000	13,349	1,179.00		
2020	2020-660003146	ROOSA, WILMA A	17	131,695	1000	13,293	1,217.00		
2019	2019-660003146	ROOSA, WILMA A	17	126,151	1000	12,877	1,193.00		
2018	2018-660003146	ROOSA, WILMA A	17	132,971	1000	13,627	1,259.00		
2017	2017-660003146	ROOSA, WILMA A	17	131,978	1000	13,518	1,241.00		
2016	2016-660003146	ROOSA, WILMA A	17	128,953	1000	13,185	1,238.00		
2015	2015-660003146	ROOSA, WILMA A	17	128,047	1000	13,085	1,180.00		
2014	2014-660003146	ROOSA, WILMA A	17	131,758	1000	13,144	1,219.00		
2013	2013-660003146	ROOSA, WILMA A	17	125,413	1000	12,733	1,165.00		




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:25:23
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15750 Non-Ag Acres 0.3518 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,324.00 x 4.73 = 72,551 Factor Value Adjustments 1.2036 Lot Value 87,322		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0056.JPG 4/6/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,704 / 1,896
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,704
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44

Cost Approach		Manual : 01/2025	
Base Cost	91.73	Total Misc Impr	+ 9,919
Roofing Adj	+ 3.88	Garage Cost	+ 13,373
Subfloor Adj	+ -1.04	Total RCN	= 237,218
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 123,353
Plumbing Adj	+ 6.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 113,865
Adj Base Cost	= 112.83	Lot Value	+ 87,322
Total Area	x 1,896	Indicated Value	= 201,187
Adjusted Cost	= 213,926	Value Per SqFt	106.11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,563	92.60	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	209,370 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,865		
Lot Value	87,322		
Indicated Value	201,187	106.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	201,187	106.11	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	8031		130	130	23.84		3,099
PATO	SLAB PORCH - OPEN	8032	14x12		168	10.26		1,724



Rogers

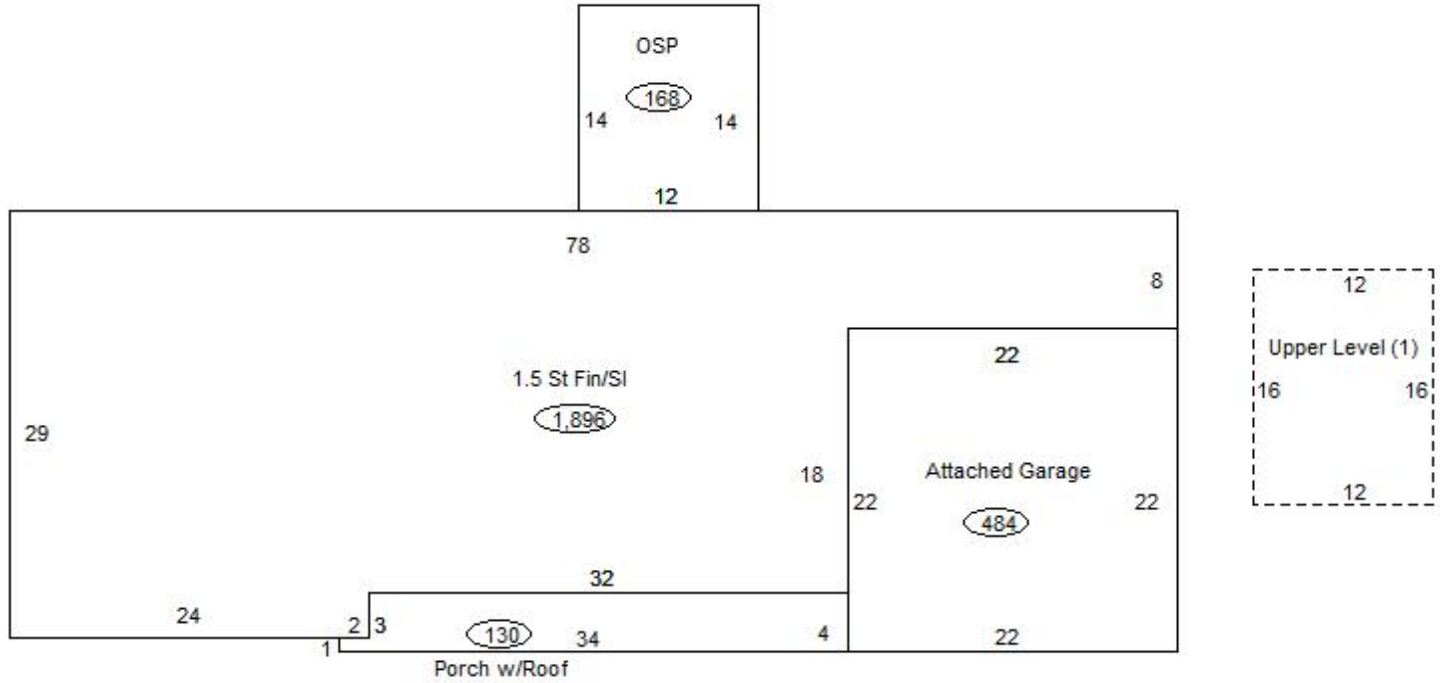
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:25:23
 Page 3

Sketch Image

660003146



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	1,704	1.113	1,896
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PATO		13	Open Slab	168	1.000	168
5	U	^UL		13	Upper Level (1)	192	1.000	192
Total Building Area						1,704		1,896