



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data		Primary Image							
<b>Account</b> 660003662 <b>Parcel ID</b> 21N15E-05-4-00000-000-0000 <b>Cadastral ID</b> 05-21-15-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 318284 CROSS TIMBERS RANCH LLC  5560 E 470 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05792 E 475 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 4 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS			C:\Users\RLN\Pictures\2018-05-18 05-18-18\05-18-18 047.JPG 5/21/2018						
<b>Legal Description</b> Lat/Long: 36.32738868 -95.72461877	<b>Building Permits</b>								
NE SE	<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>				
<b>Exemptions</b>		<b>Sale History</b>							
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	No	1,000		/	HARDESTY, MARY S & SANDRA J-HAI	08/28/2024	900,000	21
					2192/639	HARDESTY, EUNICE	09/06/2011	0	4

Parcel Valuation									
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>
<b>Remove Cap</b>	2025	<b>Land Value</b>	6,074	4,675	11%	514	<b>Assessed</b>	14,526	1,576.62
<b>Year Frozen</b>	0	<b>Improvements</b>	127,389	127,389		14,012	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	133,463	132,064		14,526	<b>Total Taxable</b>	14,526	1,577.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660003662	CROSS TIMBERS RANCH LLC	7	128,218	0	14,103	1,531.00	
2024	2024-660003662	CROSS TIMBERS RANCH LLC	7	114,300	1000	8,789	984.00	
2023	2023-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	120,588	1000	8,504	933.00	
2022	2022-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	118,544	1000	8,228	938.00	
2021	2021-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	126,772	1000	7,959	898.00	
2020	2020-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	124,520	1000	7,698	868.00	
2019	2019-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	119,267	1000	7,445	841.00	
2018	2018-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	123,413	1000	7,198	787.00	
2017	2017-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	122,224	1000	6,960	769.00	
2016	2016-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	118,810	1000	6,728	743.00	
2015	2015-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	117,717	1000	6,503	724.00	
2014	2014-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	102,918	0	7,285	801.00	
2013	2013-660003662	HARDESTY, MARY S & SANDRA J HARDESTY &	7	98,799	0	7,072	763.00	




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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		 <p>C:\Users\RLN\Pictures\2018-05-18 05-18-18\05-18-18 047.JPG 5/21/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	1,304 / 2,048
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	97.82	Total Misc Impr	+ 16,790
Roofing Adj	+ 3.76	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 262,222
Heat/Cool Adj	+ 12.64	Depreciation ( 52%)	- 136,355
Plumbing Adj	+ 5.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 125,867
Adj Base Cost	= 119.84	Lot Value	+
Total Area	x 2,048	Indicated Value	= 125,867
Adjusted Cost	= 245,432	Value Per SqFt	61.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,867		
Lot Value			
Indicated Value	125,867	61.46	Per SqFt
Agland Value	6,074		
Site Improvements	1,522		
Total Value	133,463	65.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	5,615.40		11,231
PRCH	SLAB PORCH - COVERED	9019	15x7		105	26.60		2,793
PRCH	SLAB PORCH - COVERED	9020	13x8		104	26.60		2,766



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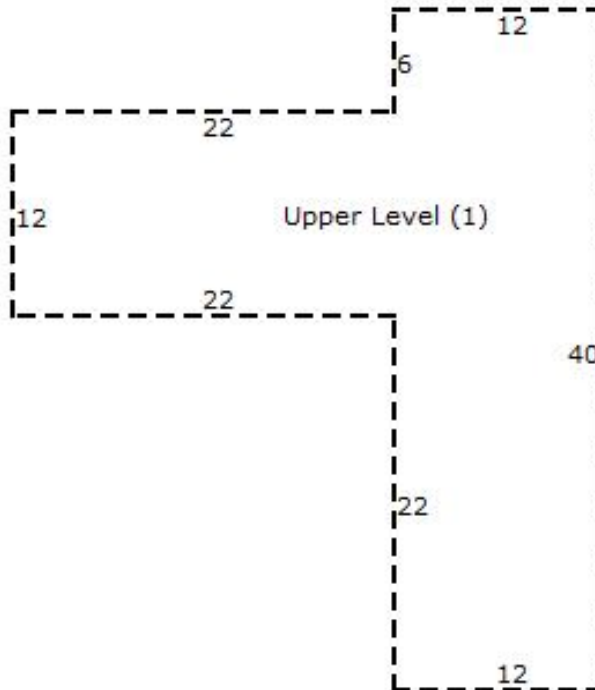
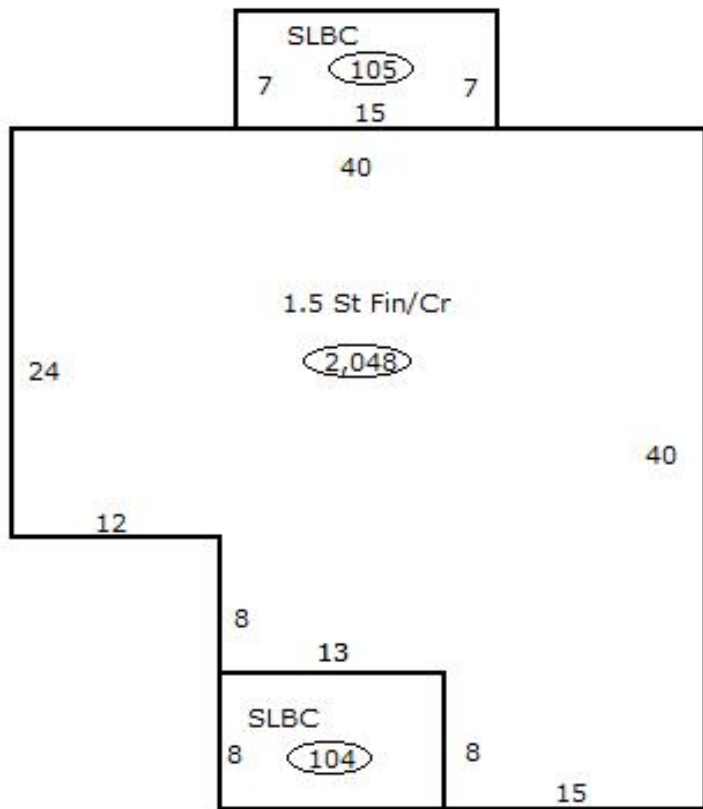
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,304	1.571	2,048
2	M	PRCH		13	SLBC	105	1.000	105
3	M	PRCH		13	SLBC	104	1.000	104
4	U	^UL		13	Upper Level (1)	744	1.000	744
<b>Total Building Area</b>						1,304		2,048



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			490	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 490)		2,293			2,293	1,147	1,146
	LT	LEAN-TO	7x15x0			105	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.92 x 105)		307			307	154	153
	LF	LOAFING SHED	7x15x0			105	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.26 x 105)		447			447	224	223
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )							



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			13.058	108	108	1,410	1,410
SO	SOGN SOILS	NTV PST	15			2.574	36	36	93	93
<b>NTV PST Totals</b>						15.632			1,503	1,503
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67			24.368	188	188	4,571	4,571
<b>IMP PST Totals</b>						24.368			4,571	4,571
<b>Total Agland</b>						40.000			6,074	6,074