



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	660003689								
Parcel ID	21N15E-05-4-00000-000-0000								
Cadastral ID	05-21-15-03100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	345608								
HOPKINS, JASON & DOROTHY									
19826 COVEY CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	19826 S COVEY CT								
Subdivision									
Lot/Block	/	Parcel Size	3.98 - Acres						
Sec/Twn/Rng	5 / 21 / 15 / 4								
Neighborhood	6060 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32596136 -95.73134158									
S 263.22' SW SW NW SE & E 330' S 263.22' SE NE SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2011 1214	R16-NEW 950 SQ FT ADDITION 26X46	01/2012	11/2015	37,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HALL, HAYDEN & RANI	10/11/2024	375,000	YES					
2215/677	HALL, HAYDEN & RANI	12/14/2011	77,500	YES					
2210/872	WING INVESTMENTS LLC	10/15/2010	0	9					
2060/646	MADISON, JAMES KELLY	09/23/2009	82,500	YES					
1854/324	WILLIAMS, TRAVIS M	03/21/2007	72,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2025	Land Value	213,722	213,722	11%	23,509	Assessed	41,915 4,549.37	
Year Frozen	0	Improvements	167,320	167,320		18,406	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	381,042	381,042		41,915	Total Taxable	40,915 4,452.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003689	HOPKINS, JASON & DOROTHY	7	375,000	1000	40,250	4,379.00		
2024	2024-660003689	HALL, HAYDEN & RANI	7	203,046	1000	17,319	1,926.00		
2023	2023-660003689	HALL, HAYDEN & RANI	7	161,695	1000	16,786	1,827.00		
2022	2022-660003689	HALL, HAYDEN & RANI	7	161,002	1000	16,710	1,890.00		
2021	2021-660003689	HALL, HAYDEN & RANI	7	169,233	1000	16,581	1,855.00		
2020	2020-660003689	HALL, HAYDEN & RANI	7	165,236	1000	16,068	1,796.00		
2019	2019-660003689	HALL, HAYDEN & RANI	7	150,648	1000	15,571	1,742.00		
2018	2018-660003689	HALL, HAYDEN & RANI	7	153,158	1000	15,847	1,716.00		
2017	2017-660003689	HALL, HAYDEN & RANI	7	151,976	1000	15,717	1,717.00		
2016	2016-660003689	HALL, HAYDEN & RANI	7	148,794	1000	15,290	1,673.00		
2015	2015-660003689	HALL, HAYDEN & RANI	7	77,531	1000	7,528	836.00		
2014	2014-660003689	HALL, HAYDEN & RANI	7	78,000	1000	7,580	849.00		
2013	2013-660003689	HALL, HAYDEN & RANI	7	78,000	0	8,580	927.00		



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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	3.98		
Non-Ag Acres	3.9021		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	169,976.00 x .51 = 86,054		
Factor Value			
Adjustments	2.4836		
Lot Value	213,722		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,623 / 1,623
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1982 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	132,439 81.60 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	163,096
Lot Value	213,722
Indicated Value	376,818 232.17 Per SqFt
Agland Value	
Site Improvements	4,224
Total Value	381,042 234.78 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.87	Total Misc Impr	+ 2,111
Roofing Adj	+ 4.25	Garage Cost	+
Subfloor Adj	+ 1.15	Total RCN	= 196,319
Heat/Cool Adj	+ 11.47	Depreciation (19%)	- 37,301
Plumbing Adj	+ 10.92	Lump Sums	+ 4,078
Basement Adj	+ 0.00	RCNLD	= 163,096
Adj Base Cost	= 119.66	Lot Value	+ 213,722
Total Area	x 1,623	Indicated Value	= 376,818
Adjusted Cost	= 194,208	Value Per SqFt	232.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	126197	11x8		88	23.99		2,111
WODO	Wood Deck - Open	153490	16x12		192	21.24		4,078



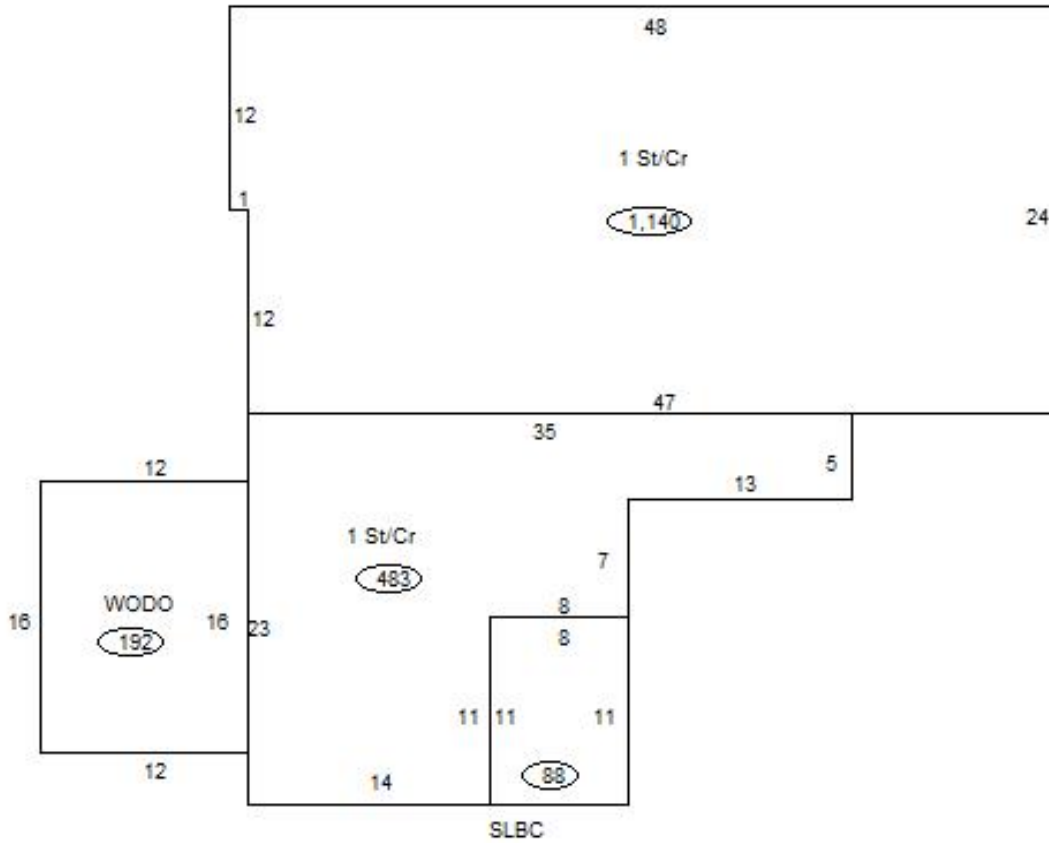
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Sketch Image

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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	1,140	1.000	1,140
2	R	1	Crawl	13	1 St/Cr	483	1.000	483
3	M	PRCH		13	SLBC	88	1.000	88
4	M	WODO		13	WODO	192	1.000	192
Total Building Area						1,623		1,623



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF Qual 2	DETACHED GARAGE FAIR Cond 3	0x0x0 Year		Eff Age	480	
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 480)	7,680		7,680	3,456	4,224
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					