



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:56:50
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Assessment Data					Primary Image														
Account 660003868 Parcel ID 000000-00-0-10350-002-0005 Cadastral ID 05-21-16-01130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322525 HOOVER, JOHN J & AVA M TRUSTEES HOOVER FAMILY TRUST 2010 RIDGE RD CLAREMORE OK 74017-0000																			
Parcel Location Situs 01403 PARADISE CT Subdivision PARKWAY Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.32336382 -95.62450182					Building Permits														
LOT 5 BLOCK 2 PARKWAY					<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										
					2661/574	HOOVER, JOHN J & AVA M	09/11/2017	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	45,834	23,846	11%	2,623	Assessed	16,381	1,514.10										
Year Frozen	0	Improvements	141,771	125,074		13,758	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	187,605	148,920		16,381	Total Taxable	16,381	1,514.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003868	HOOVER, JOHN J & AVA M			17	185,792	0	15,601	1,442.00										
2024	2024-660003868	HOOVER, JOHN J & AVA M			17	181,378	0	14,858	1,373.00										
2023	2023-660003868	HOOVER, JOHN J & AVA M			17	149,980	0	14,151	1,296.00										
2022	2022-660003868	HOOVER, JOHN J & AVA M			17	122,519	0	13,477	1,248.00										
2021	2021-660003868	HOOVER, JOHN J & AVA M			17	133,961	0	14,736	1,301.00										
2020	2020-660003868	HOOVER, JOHN J & AVA M			17	131,781	0	14,496	1,327.00										
2019	2019-660003868	HOOVER, JOHN J & AVA M			17	128,582	0	14,144	1,310.00										
2018	2018-660003868	HOOVER, JOHN J & AVA M			17	135,463	0	14,901	1,377.00										
2017	2017-660003868	HOOVER, JOHN J & AVA M			17	134,322	0	14,775	1,357.00										
2016	2016-660003868	HOOVER, JOHN J			17	128,532	0	14,139	1,327.00										
2015	2015-660003868	HOOVER, JOHN J			17	124,797	0	13,728	1,238.00										
2014	2014-660003868	HOOVER, JOHN J			17	125,205	0	13,112	1,216.00										
2013	2013-660003868	HOOVER, JOHN J			17	120,174	0	12,487	1,143.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2136		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,304.00 x 4.93 = 45,834		
Factor Value			
Adjustments	1.0000		
Lot Value	45,834		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	173,389 90.31 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	141,771
Lot Value	45,834
Indicated Value	187,605 97.71 Per SqFt
Agland Value	
Site Improvements	
Total Value	187,605 97.71 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.26	Total Misc Impr	+	11,902
Roofing Adj	+ 3.69	Garage Cost	+	17,326
Subfloor Adj	+ 0.00	Total RCN	=	277,983
Heat/Cool Adj	+ 10.74	Depreciation (49%)	-	136,212
Plumbing Adj	+ 6.87	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	141,771
Adj Base Cost	= 129.56	Lot Value	+	45,834
Total Area	x 1,920	Indicated Value	=	187,605
Adjusted Cost	= 248,755	Value Per SqFt		97.71

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,773.09		4,773
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,773.09		4,773
PRCH	SLAB PORCH - COVERED	9698	4x2		8	24.43		195
PRCH	SLAB PORCH - COVERED	9699	4x2		8	24.43		195
PATO	SLAB PORCH - OPEN	9700	12x8		96	10.24		983
PATO	SLAB PORCH - OPEN	9701	12x8		96	10.24		983



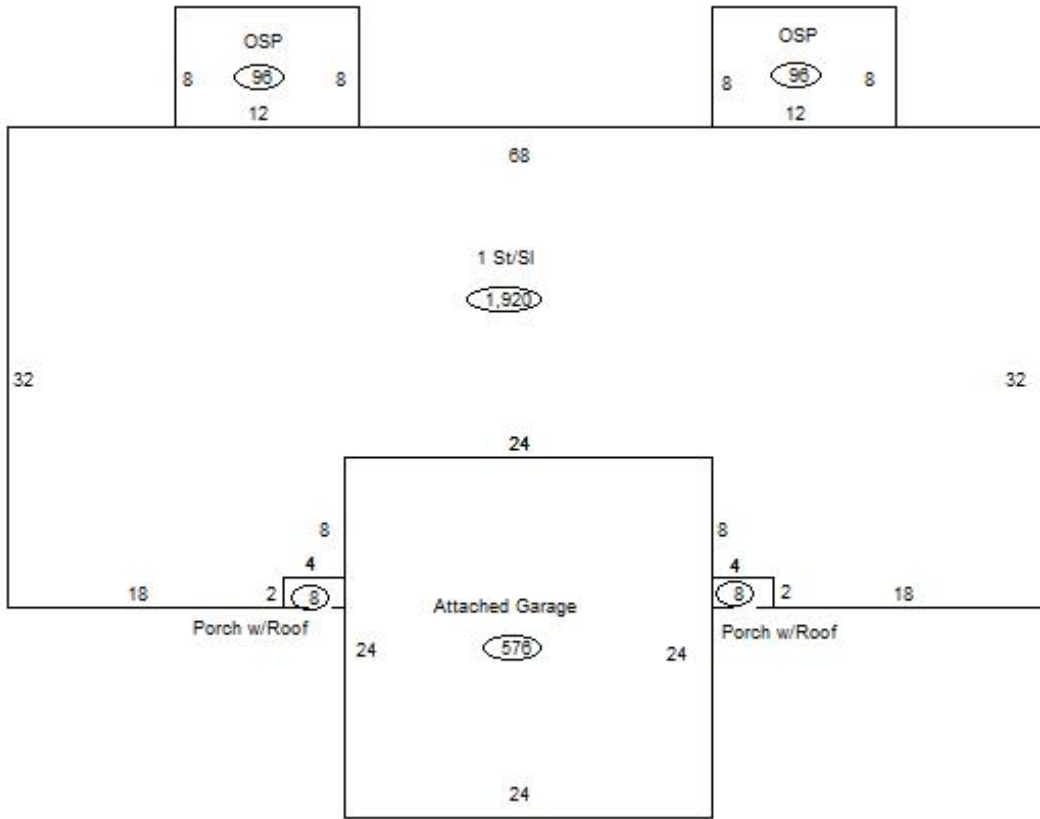
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,920	1.000	1,920
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PRCH		13	SLBC	8	1.000	8
5	M	PATO		13	Open Slab	96	1.000	96
6	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,920		1,920