



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	660004077				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-21\IMG_001(4/24/2023</p>				
Parcel ID	000000-00-0-10260-001-0007								
Cadastral ID	05-21-16-06280								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	267493								
HINDS, STACY L & SUZANNE R									
23023 S 4120 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01610 N CHAMBERS TER								
Subdivision	MEADOW VIEW								
Lot/Block	0007 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1183 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32435177 -95.62150124									
Building Permits									
LOT 7 BLOCK 1 MEADOW VIEW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					2331/526	PENNYMAC CORP	04/18/2013	45,500	3
					2305/565	JZ MCCURTAIN LAND TRUST	02/07/2013	0	10
					2286/688	ZIMMERMAN, JOHN M	10/29/2012	0	4
					1827/60	ZIMMERMAN REALTY LLC	11/24/2006	0	4
					1821/434	BENEFICIAL OKLAHOMA INC	10/18/2006	60,000	3
					1796/670	AYTES, EMMITT RAY	07/27/2006	0	9
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2014	Land Value	33,805	25,887	11%	2,848	Assessed	9,281	857.84
Year Frozen	0	Improvements	73,607	58,481		6,433	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	107,412	84,368		9,281	Total Taxable	9,281	858.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004077	HINDS, STACY L & SUZANNE R			17	105,020	0	8,839	817.00
2024	2024-660004077	HINDS, STACY L & SUZANNE R			17	105,578	0	8,418	778.00
2023	2023-660004077	HINDS, STACY L & SUZANNE R			17	81,577	0	8,016	734.00
2022	2022-660004077	HINDS, STACY L & SUZANNE R			17	69,411	0	7,635	707.00
2021	2021-660004077	HINDS, STACY L & SUZANNE R			17	68,569	0	7,543	666.00
2020	2020-660004077	HINDS, STACY L & SUZANNE R			17	67,616	0	7,438	681.00
2019	2019-660004077	HINDS, STACY L & SUZANNE R			17	66,851	0	7,354	681.00
2018	2018-660004077	HINDS, STACY L & SUZANNE R			17	72,852	0	8,014	740.00
2017	2017-660004077	HINDS, STACY L & SUZANNE R			17	72,323	0	7,956	731.00
2016	2016-660004077	HINDS, STACY L & SUZANNE R			17	70,717	0	7,779	730.00
2015	2015-660004077	HINDS, STACY L & SUZANNE R			17	76,257	0	8,388	757.00
2014	2014-660004077	HINDS, STACY L & SUZANNE R			17	76,799	0	8,448	783.00
2013	2013-660004077	HINDS, STACY L & SUZANNE R			17	75,908	0	8,350	764.00



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.1552		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	6,761.00 x 5.00 = 33,805		
Factor Value			
Adjustments	1.0000		
Lot Value	33,805		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,130 / 1,130
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,130
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	107,119 94.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	145,990 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	73,607
Lot Value	33,805
Indicated Value	107,412 95.05 Per SqFt
Agland Value	
Site Improvements	
Total Value	107,412 95.05 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.65	Total Misc Impr	+	1,682
Roofing Adj	+ 4.36	Garage Cost	+	9,568
Subfloor Adj	+ 0.00	Total RCN	=	153,348
Heat/Cool Adj	+ 10.30	Depreciation (52%)	-	79,741
Plumbing Adj	+ 4.44	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	73,607
Adj Base Cost	= 125.75	Lot Value	+	33,805
Total Area	x 1,130	Indicated Value	=	107,412
Adjusted Cost	= 142,098	Value Per SqFt		95.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10412	8x4		32	21.19		678
PATO	SLAB PORCH - OPEN	10413	98		98	10.24		1,004



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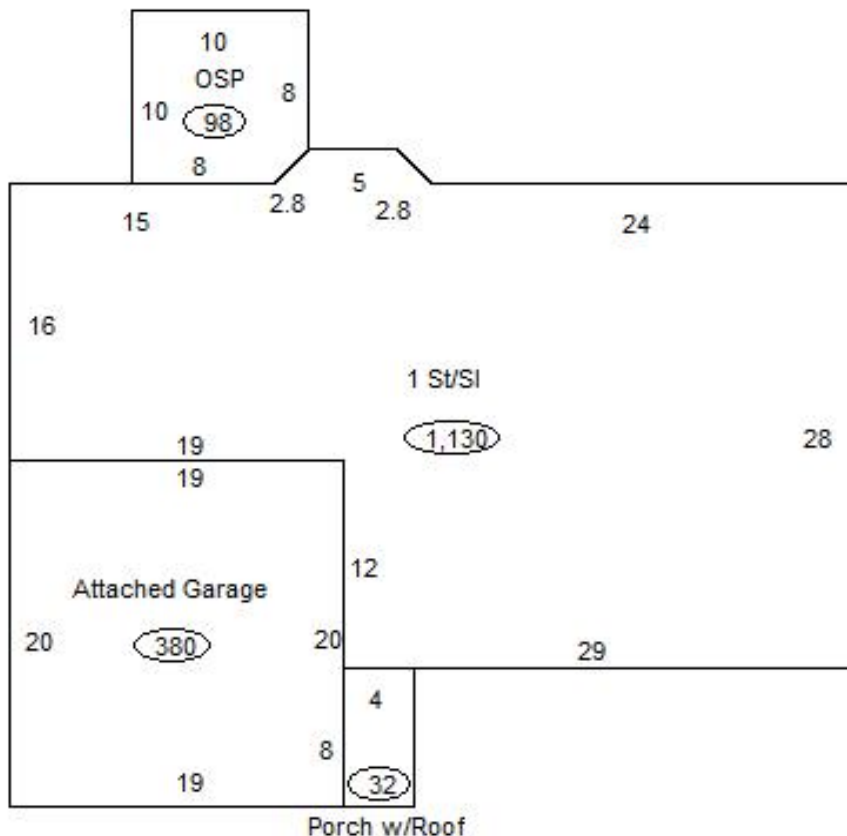
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,130	1.000	1,130
2	M	PRCH		13	SLBC	32	1.000	32
3	M	PATO		13	Open Slab	98	1.000	98
4	G	1		13	Attached Garage	380	1.000	380
Total Building Area						1,130		1,130