




# 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> 660004133 <b>Parcel ID</b> 000000-00-0-10260-002-0045 <b>Cadastral ID</b> 05-21-16-06840 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 314560 HICKMAN, GARY E JR  1401 N CHAMBERS AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01401 N CHAMBERS AVE <b>Subdivision</b> MEADOW VIEW <b>Lot/Block</b> 0045 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-24\IMG_001: 4/25/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.32227763 -95.62351950																																																						
LOT 45 BLOCK 2 MEADOW VIEW					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<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>																																													
					2455/715	SMITH, STACY A & TERESA D	02/18/2015	97,500	YES																																													
					2343/689	ROBERTS, DONALD E	07/24/2013	75,000	4																																													
					2341/516	ROBERTS, DON E &	06/07/2007	0	4																																													
					1051/577	WHEELER, FLOYD D	01/10/1997	55,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 63,665</td> <td>30,619</td> <td>11%</td> <td>3,368</td> <td>Assessed</td> <td>12,984</td> <td>1,200.11</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 98,235</td> <td>87,422</td> <td> </td> <td>9,616</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 161,900</td> <td>118,041</td> <td> </td> <td>12,984</td> <td>Total Taxable</td> <td>12,984</td> <td>1,200.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2016	Land Value 63,665	30,619	11%	3,368	Assessed	12,984	1,200.11	Year Frozen	0	Improvements 98,235	87,422		9,616	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 161,900	118,041		12,984	Total Taxable	12,984	1,200.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004133	HICKMAN, GARY E JR	17	158,747	0	12,366	1,143.00																																															
2024	2024-660004133	HICKMAN, GARY E JR	17	169,579	0	11,777	1,088.00																																															
2023	2023-660004133	HICKMAN, GARY E JR	17	108,930	0	11,216	1,027.00																																															
2022	2022-660004133	HICKMAN, GARY E JR	17	97,114	0	10,683	989.00																																															
2021	2021-660004133	HICKMAN, GARY E JR	17	103,381	0	11,372	1,004.00																																															
2020	2020-660004133	HICKMAN, GARY E JR	17	101,758	0	11,193	1,025.00																																															
2019	2019-660004133	HICKMAN, GARY E JR	17	99,484	0	10,943	1,014.00																																															
2018	2018-660004133	HICKMAN, GARY E JR	17	102,706	0	11,298	1,044.00																																															
2017	2017-660004133	HICKMAN, GARY E JR	17	101,886	0	11,207	1,029.00																																															
2016	2016-660004133	HICKMAN, GARY E JR	17	99,394	0	10,933	1,026.00																																															
2015	2015-660004133	HICKMAN, GARY E JR	17	103,606	0	11,397	1,028.00																																															
2014	2014-660004133	SMITH, STACY A & TERESA D	17	104,408	0	11,485	1,065.00																																															
2013	2013-660004133	SMITH, STACY A & TERESA D	17	99,886	0	10,987	1,005.00																																															




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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10000 <b>Non-Ag Acres</b> 0.3624 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 15,788.00 x 4.03 = 63,665 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 63,665		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,578 / 1,578
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,578
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	532 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	143,554	90.97	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	174,260		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.69	<b>Total Misc Impr</b>	+ 9,760				
<b>Roofing Adj</b>	+ 3.93	<b>Garage Cost</b>	+ 12,247				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 200,479				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 51%)</b>	- 102,244				
<b>Plumbing Adj</b>	+ 3.18	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 98,235				
<b>Adj Base Cost</b>	= 113.10	<b>Lot Value</b>	+ 63,665				
<b>Total Area</b>	x 1,578	<b>Indicated Value</b>	= 161,900				
<b>Adjusted Cost</b>	= 178,472	<b>Value Per SqFt</b>	102.60				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	98,235		
<b>Lot Value</b>	63,665		
<b>Indicated Value</b>	161,900	102.60	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	161,900	102.60	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	10624	10x5		50	21.14		1,057
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	10625	20x9		180	22.92		4,126



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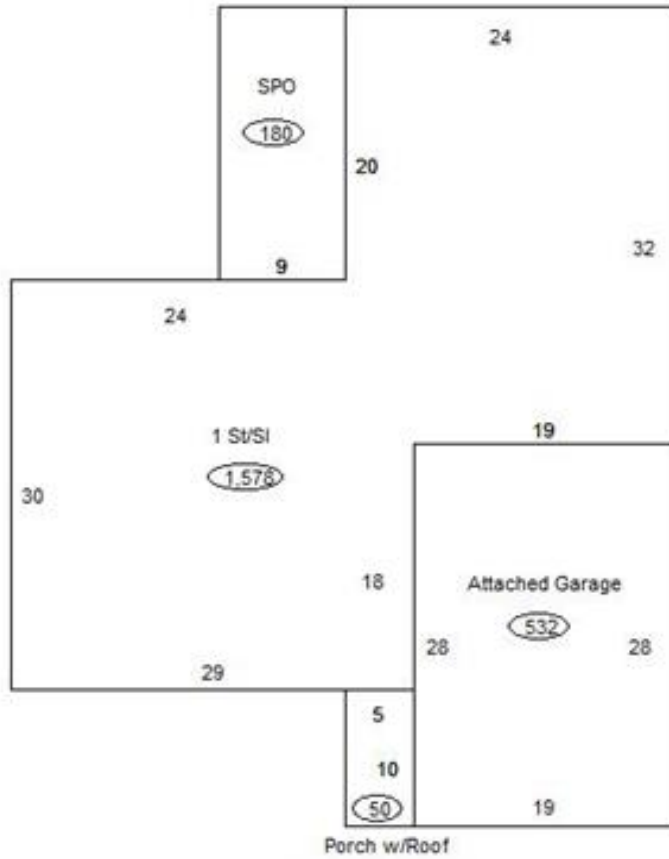
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Sketch Image

660004133



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,578	1.000	1,578
2	G	1		13	Attached Garage	532	1.000	532
3	M	PRCH		13	SLBC	50	1.000	50
4	M	EPKS		13	Screen Porch	180	1.000	180
<b>Total Building Area</b>						<b>1,578</b>		<b>1,578</b>