



# 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> 660004240 <b>Parcel ID</b> 000000-00-0-10515-003-0009 <b>Cadastral ID</b> 05-21-16-07910 <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> 346225 HUGHES, JAMES EDWARD II & LEIGH  2031 RIDGE RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02031 S RIDGE RD <b>Subdivision</b> WILL ROGERS HGTS II <b>Lot/Block</b> 0009 / 0003 <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\TOMMY DUNLAP\New folder (169)\IMG_0030.JPG 4/13/2023</p>														
<b>Legal Description</b> Lat/Long: 36.33157424 -95.63199366																			
LOT 9 BLOCK 3 WILL ROGERS HGTS II					<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>R5</td> <td>R6 NEW IMP MTG \$108,000</td> <td>09/2004</td> <td>09/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	R6 NEW IMP MTG \$108,000	09/2004	09/2005	
Number	Description	Opened	Closed	Amount															
R5	R6 NEW IMP MTG \$108,000	09/2004	09/2005																
<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		/	CURLEE, AUSTIN C &	01/09/2025	250,000	YES										
					/	HUGHES, JAMES E III &	09/29/2022	0	4										
					2401/359	GREEN, ANNA J	05/14/2014	0	4										
					1672/206	GUINN & THOMAS BUILDERS-LLC	04/18/2005	127,333	YES										
					1621/435	HILL, PATRICIA E	09/21/2004	18,000	YES										
					960/149	SELLER	06/13/1994	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2026		<b>Land Value</b>	60,144	60,144	11%	6,616	<b>Assessed</b>	27,500 2,541.82										
<b>Year Frozen</b>	0		<b>Improvements</b>	189,857	189,857		20,884	<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>	250,001	250,001		27,500	<b>Total Taxable</b>	27,500 2,542.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660004240	HUGHES, JAMES EDWARD II &			17	222,097	0	20,983	1,939.00										
2024	2024-660004240	HUGHES, JAMES E III &			17	230,569	0	19,984	1,847.00										
2023	2023-660004240	HUGHES, JAMES E III &			17	184,211	0	19,032	1,743.00										
2022	2022-660004240	HUGHES, JAMES E III &			17	170,890	0	18,126	1,678.00										
2021	2021-660004240	HUGHES, JAMES E III &			17	156,934	0	17,263	1,524.00										
2020	2020-660004240	HUGHES, JAMES E III &			17	154,340	0	16,977	1,555.00										
2019	2019-660004240	HUGHES, JAMES E III &			17	147,976	0	16,277	1,508.00										
2018	2018-660004240	HUGHES, JAMES E III &			17	151,835	0	16,702	1,543.00										
2017	2017-660004240	HUGHES, JAMES E III &			17	150,540	0	16,559	1,521.00										
2016	2016-660004240	HUGHES, JAMES E III &			17	146,693	0	16,136	1,515.00										
2015	2015-660004240	HUGHES, JAMES E III &			17	142,069	0	15,628	1,409.00										
2014	2014-660004240	HUGHES, JAMES E III &			17	143,253	1000	14,259	1,322.00										
2013	2013-660004240	GREEN, ANNA J			17	134,675	1000	13,814	1,264.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2494		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,864.00 x 4.61 = 50,124		
Factor Value			
Adjustments	1.1999		
Lot Value	60,144		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,535 / 1,535
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,535
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	2005 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	198,558	129.35	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	183,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.82	Total Misc Impr	+ 4,906				
Roofing Adj	+ 4.39	Garage Cost	+ 14,821				
Subfloor Adj	+ -1.15	Total RCN	= 215,747				
Heat/Cool Adj	+ 11.47	Depreciation ( 12%)	- 25,890				
Plumbing Adj	+ 9.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 189,857				
Adj Base Cost	= 127.70	Lot Value	+ 60,144				
Total Area	x 1,535	Indicated Value	= 250,001				
Adjusted Cost	= 196,020	Value Per SqFt	162.87				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,857		
Lot Value	60,144		
Indicated Value	250,001	162.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,001	162.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10775	17x5		85	24.00		2,040
PRCH	SLAB PORCH - COVERED	10776	15x8		120	23.88		2,866



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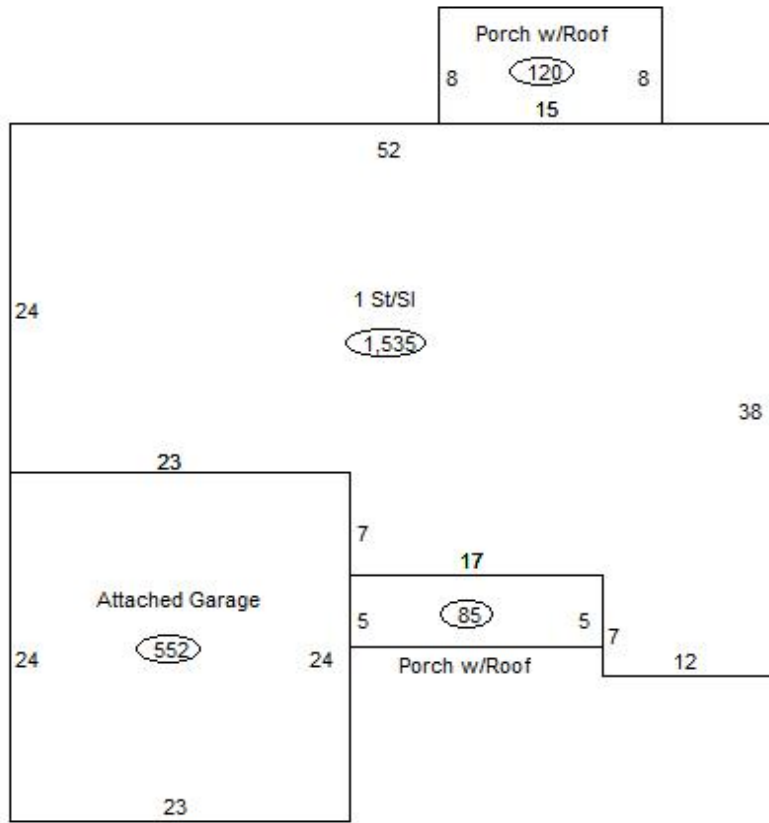
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Sketch Image

660004240



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,535	1.000	1,535
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PRCH		13	SLBC	120	1.000	120
<b>Total Building Area</b>						1,535		1,535