




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 660004846 Parcel ID 20N16E-06-4-00000-000-0000 Cadastral ID 06-20-16-02000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 160074 HIPP, JOHN M 10455 E 535 RD UNIT A CLAREMORE OK 74019-0000 Parcel Location Situs 10455 E 535 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 6 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-12\IM 10/12/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24146976 -95.64512851 A TR OF LAND IN N2 NW SE BEG AT NW/C SE, E 340', S 225' E 225', S 156.5' TO N ROW/L WATER LINE, SWLY ALG ROW 585.5 N 553' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	13127	
Non-Ag Acres	4.641	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	202,162.00 x .41 = 82,674	
Factor Value		
Adjustments	1.0000	
Lot Value	82,674	

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1962 / 34

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-12\IM 10/12/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	49,329	35.24	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	82.24	Total Misc Impr	+	5,379			
Roofing Adj	+ 3.73	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	=	150,041			
Heat/Cool Adj	+ 9.48	Depreciation (45%)	-	67,518			
Plumbing Adj	+ 5.45	Lump Sums	+	2,009			
Basement Adj	+ 0.00	RCNLD	=	84,532			
Adj Base Cost	= 103.33	Lot Value	+	82,674			
Total Area	x 1,400	Indicated Value	=	167,206			
Adjusted Cost	= 144,662	Value Per SqFt		119.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,532		
Lot Value	82,674		
Indicated Value	167,206	119.43	Per SqFt
Agland Value			
Site Improvements	3,927		
Total Value	171,133	122.24	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	4,211.55		4,212
WODO	WOOD DECK - OPEN	12209	20x14		280	14.35	50%	2,009
PRCH	SLAB PORCH - COVERED	12210	16x4		64	18.24		1,167

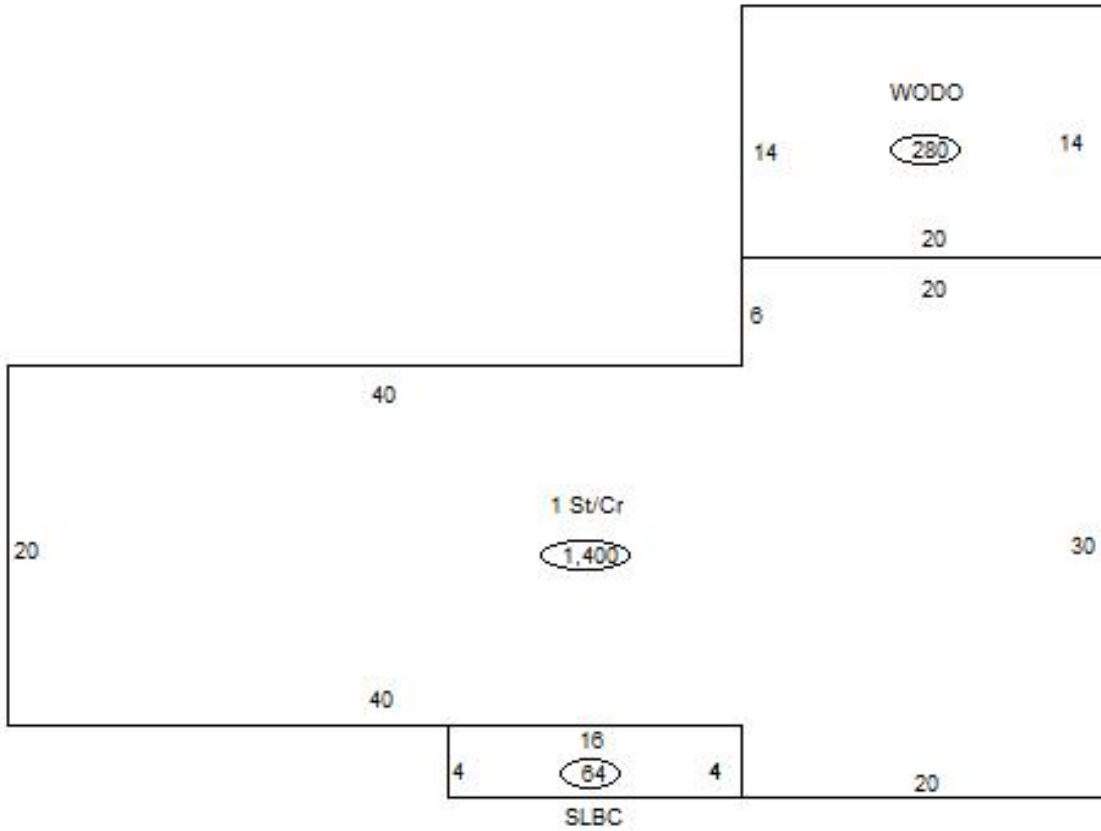


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Sketch Image

660004846



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,400	1.000	1,400
2	M	WODO		13	WODO	280	1.000	280
3	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LOAF	Loafing Shed	8x10x6	Gravel	Formed Metal	80	
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (7.03 x 80)		562		562	270	
SHDS	Shed - Small	8x8x6	Dirt	Galvanized Metal	64	
Qual	2	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (20.48 x 64)		1,311		1,311	629	
SHDS	Shed - Small	8x6x5	Plank	Galvanized Metal	48	
Qual	2	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (30.22 x 48)		1,451		1,451	696	
PCPT	Carport - Portable	20x20x6	Gravel	Formed Metal	400	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
Base Cost (4.38 x 400)		1,752		1,752	368	
SHDS	Shed - Small	10x8x6	Plank	Composition Shingle	80	
Qual	3.5	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (31.12 x 80)		2,490		2,490	1,021	
SHDS	Shed - Small	8x10x6	Plank	Galvanized Metal	80	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (28.74 x 80)		2,299		2,299	943	