



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	660005555								
Parcel ID	21N16E-06-2-00000-000-0000								
Cadastral ID	06-21-16-03700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	305817								
HUGHART, MARY DANIELLE									
19190 S 4131 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19190 S 4131 RD								
Subdivision									
Lot/Block	/	Parcel Size	8.4 - Acres						
Sec/Twn/Rng	6 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33361949 -95.64743054									
SE 10 AC LOT 4 & W 25' E 330' NE 10 AC LOT 4 & TR BEG: 356.13' S NE /C LOT 4 S 303.87 W 305' N 301.67' E 305.01' TO POB & TR BEG SW/C NE 10 AC LOT 4 N 249' S 54-32 E 295.53' E 64' S TO N/L SE 10 AC LOT 4 W 305' TO POB & LESS 4.1 AC M/L DESC AS: COMM NE/C LOT 4; W									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2013 01 13	R14-NEW 3029 SQ FT SFR	01/2013	10/2013	300,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2682/620	HUGHART, MATTHEW WAYNE &	12/08/2017	0	4					
2204/670	WALKER, CARL R	10/31/2011	67,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	0	Land Value	1,120	1,120	11%	123	Assessed	37,271 3,967.18	
Year Frozen	0	Improvements	351,605	337,709		37,148	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	352,725	338,829		37,271	Total Taxable	36,271 3,875.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005555	HUGHART, MARY DANIELLE	8	342,315	1000	35,185	3,759.00		
2024	2024-660005555	HUGHART, MARY DANIELLE	8	319,380	1000	34,131	3,646.00		
2023	2023-660005555	HUGHART, MARY DANIELLE	8	344,513	1000	33,207	3,521.00		
2022	2022-660005555	HUGHART, MARY DANIELLE	8	348,167	1000	32,211	3,437.00		
2021	2021-660005555	HUGHART, MARY DANIELLE	8	295,722	1000	31,244	3,198.00		
2020	2020-660005555	HUGHART, MARY DANIELLE	8	290,196	1000	30,305	3,215.00		
2019	2019-660005555	HUGHART, MARY DANIELLE	8	276,303	1000	29,393	3,151.00		
2018	2018-660005555	HUGHART, MARY DANIELLE	8	282,229	1000	30,045	3,215.00		
2017	2017-660005555	HUGHART, MATTHEW WAYNE &	8	279,371	1000	29,728	3,129.00		
2016	2016-660005555	HUGHART, MATTHEW WAYNE &	8	271,281	1000	28,833	3,123.00		
2015	2015-660005555	HUGHART, MATTHEW WAYNE &	8	256,465	1000	27,211	2,814.00		
2014	2014-660005555	HUGHART, MATTHEW WAYNE &	8	257,950	1000	27,374	2,872.00		
2013	2013-660005555	HUGHART, MATTHEW WAYNE &	8	1,120	0	123	12.00		




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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (185)\IMG_0037.JPG 5/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	2,019 / 2,759
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,019
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2013 / 10

Cost Approach		Manual : 01/2025	
Base Cost	97.69	Total Misc Impr	+ 36,647
Roofing Adj	+ 4.42	Garage Cost	+ 0
Subfloor Adj	+ -3.38	Total RCN	= 382,681
Heat/Cool Adj	+ 16.31	Depreciation (10%)	- 38,268
Plumbing Adj	+ 10.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 344,413
Adj Base Cost	= 125.42	Lot Value	+ 0
Total Area	x 2,759	Indicated Value	= 344,413
Adjusted Cost	= 346,034	Value Per SqFt	124.83

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	344,413		
Lot Value			
Indicated Value	344,413	124.83	Per SqFt
Agland Value	1,120		
Site Improvements	7,192		
Total Value	352,725	127.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117965	1241		1,241	29.53		36,647
SHLT	UG			2024	1	0.00		



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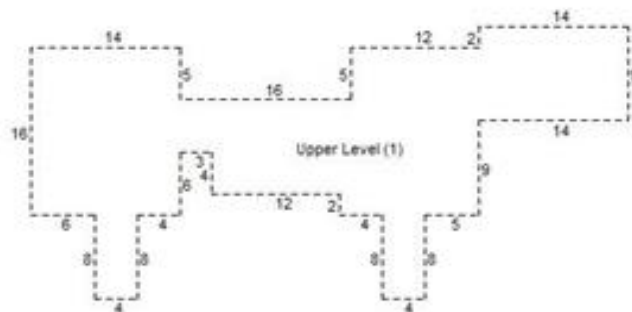
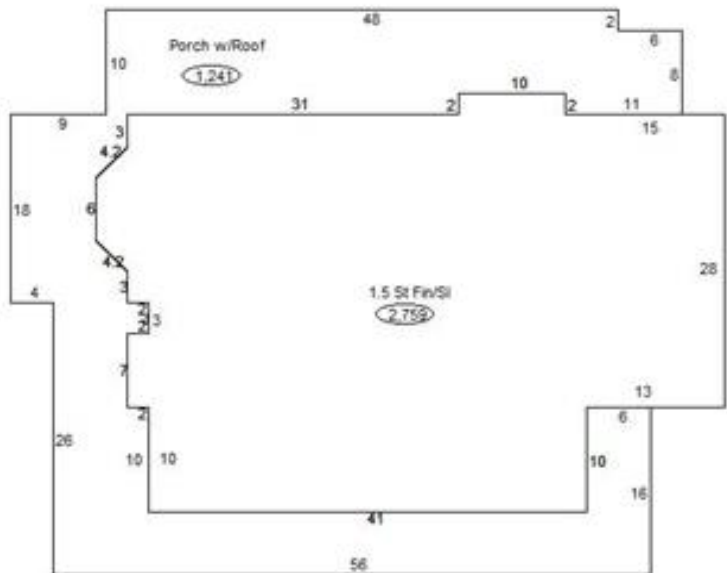
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,019	1.367	2,759
2	M	PRCH		13	SLBC	1,241	1.000	1,241
3	U	^UL		13	Upper Level (1)	740	1.000	740
Total Building Area						2,019		2,759



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	18x24x0			432
	Qual 2	Cond 3	Year 2015	Eff Age	8	
	Valuation Summary Base Cost (16.00 x 432) 6,912		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	LT	LEAN-TO	6x16x0			96
	Qual 2	Cond 3	Year 2015	Eff Age		
	Valuation Summary Base Cost (2.92 x 96) 280		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.400	144	144	490	490
NTV PST Totals						3.400			490	490
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			5.000	126	126	630	630
IMP PST Totals						5.000			630	630
Total Agland						8.400			1,120	1,120