



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:33:44
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Assessment Data					Primary Image																																																																																																																				
Account 660005703 Parcel ID 000000-00-0-00456-001-0004 Cadastral ID 06-22-16-01630 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 194394 HALFHILL, DONALD K 10011 E HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 10011 E HWY 88 Subdivision LITTLE PONDEROSA Lot/Block 0004 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 6 / 22 / 16 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41596429 -95.65010000																																																																																																																									
PT OF LOT 2 BLOCK 1 LITTLE PONDEROSA DESC AS N00-2428E 12'; TH S82-5415W 61.32'; TH S85.5004E 60.92' TO POB AND A TRACT DESC AS LOTS 3 & 4 BLOCK 1 LITTLE PONDEROSA LESS TR DESC AS BEING PT OF LOT 2 & 3 BLOCK 1 DESC AS BEG NW/C TH S00 2428W 14'; TH N82-5415E					Building Permits <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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	16500		
Non-Ag Acres	0.5747		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	25,036.00 x 3.15 =	78,863	
Factor Value			
Adjustments	1.0000		
Lot Value	78,863		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,650 / 1,650
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	3 / 1.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	155,556 94.28 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	20,370 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	97,389
Lot Value	78,863
Indicated Value	176,252 106.82 Per SqFt
Agland Value	
Site Improvements	6,257
Total Value	182,509 110.61 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.44	Total Misc Impr	+ 9,586
Roofing Adj	+ 3.81	Garage Cost	+ 13,023
Subfloor Adj	+ 2.31	Total RCN	= 207,211
Heat/Cool Adj	+ 10.30	Depreciation (53%)	- 109,822
Plumbing Adj	+ 5.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 97,389
Adj Base Cost	= 111.88	Lot Value	+ 78,863
Total Area	x 1,650	Indicated Value	= 176,252
Adjusted Cost	= 184,602	Value Per SqFt	106.82

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	13584	14x5		70	55.41		3,879
PATO	SLAB PORCH - OPEN	13585	16x8		128	10.01		1,281
EPSW	ENCLOSED PORCH - SOLID WALL	13586	16x5		80	55.33		4,426



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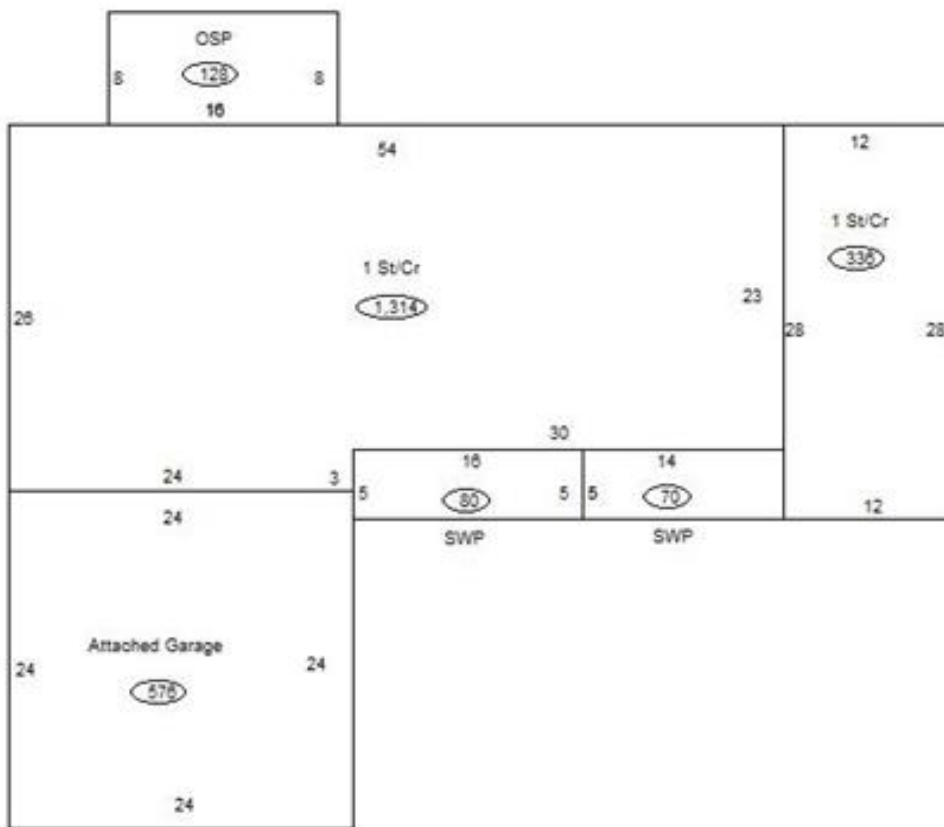
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Sketch Image

660005703



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,314	1.000	1,314
2	M	EPSW		13	EPSW	70	1.000	70
3	M	PATO		13	Open Slab	128	1.000	128
4	M	EPSW		13	EPSW	80	1.000	80
5	R	1	Crawl	13	1 St/Cr	336	1.000	336
6	G	1		13	Attached Garage	576	1.000	576
Total Building Area						1,650		1,650



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	25x20x0			200
	Qual 2	Cond 2	Year 2023	Eff Age 3		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (32.93 x 200)	6,586	6,586	329	6,257