



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 660006057 Parcel ID 000000-00-0-10060-001-0004 Cadastral ID 07-21-16-00190 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 293035 HOODENPYLE, NANCY J 2007 CHARLESTOWN CIR CLAREMORE OK 74017-0000 Parcel Location Situs 02007 CHARLESTOWN CIR Subdivision CHARLES TOWN LANDING Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0023.JPG 5/9/2023</p>																																																	
Legal Description Lat/Long: 36.30866001 -95.63575499																																																						
LOT 4 CHARLES TOWN LANDING					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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1802/800	TURMAN, SARAH J	08/30/2006	87,000	YES																																													
					1399/588	JOHN HINSON RENTALS INC	08/16/2002	74,500	YES																																													
					1365/694	YULE, TAMMY	03/27/2002	47,000	YES																																													
					1365/693	HOUSING AUTHORITY OF THE	03/26/2002	0	1																																													
Parcel Valuation					<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>2007</td> <td>Land Value</td> <td>13,554</td> <td>13,554</td> <td>11%</td> <td>1,491</td> <td>Assessed</td> <td>10,245 946.95</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>79,581</td> <td>79,581</td> <td> </td> <td>8,754</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>93,135</td> <td>93,135</td> <td> </td> <td>10,245</td> <td>Total Taxable</td> <td>9,245 855.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2007	Land Value	13,554	13,554	11%	1,491	Assessed	10,245 946.95	Year Frozen	0	Improvements	79,581	79,581		8,754	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	93,135	93,135		10,245	Total Taxable	9,245 855.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006057	HOODENPYLE, NANCY J	17	90,531	1000	8,958	828.00																																															
2024	2024-660006057	HOODENPYLE, NANCY J	17	96,225	1000	9,007	832.00																																															
2023	2023-660006057	HOODENPYLE, NANCY J	17	114,428	1000	8,715	798.00																																															
2022	2022-660006057	HOODENPYLE, NANCY J	17	85,749	1000	8,432	781.00																																															
2021	2021-660006057	HOODENPYLE, NANCY J	17	86,671	1000	8,534	754.00																																															
2020	2020-660006057	HOODENPYLE, NANCY J	17	85,312	1000	8,384	768.00																																															
2019	2019-660006057	HOODENPYLE, NANCY J	17	83,210	1000	8,153	755.00																																															
2018	2018-660006057	HOODENPYLE, NANCY J	17	86,421	1000	8,506	786.00																																															
2017	2017-660006057	HOODENPYLE, NANCY J	17	85,732	1000	8,340	766.00																																															
2016	2016-660006057	HOODENPYLE, NANCY J	17	83,616	1000	8,068	757.00																																															
2015	2015-660006057	HOODENPYLE, NANCY J	17	82,089	1000	7,804	704.00																																															
2014	2014-660006057	HOODENPYLE, NANCY J	17	82,722	1000	7,548	700.00																																															
2013	2013-660006057	HOODENPYLE, NANCY J	17	78,874	1000	7,299	668.00																																															



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.075 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 3,266.00 x 4.15 = 13,554 Factor Value Adjustments 1.0000 Lot Value 13,554		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,031 / 1,031
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,031
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	114,989	111.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	137,970 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.37	Total Misc Impr	+	2,064	
Roofing Adj	+ 4.46	Garage Cost	+	9,737	
Subfloor Adj	+ 0.00	Total RCN	=	142,109	
Heat/Cool Adj	+ 10.30	Depreciation (44%)	-	62,528	
Plumbing Adj	+ 12.26	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	79,581	
Adj Base Cost	= 126.39	Lot Value	+	13,554	
Total Area	x 1,031	Indicated Value	=	93,135	
Adjusted Cost	= 130,308	Value Per SqFt		90.33	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,581		
Lot Value	13,554		
Indicated Value	93,135	90.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	93,135	90.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14267	4x4		16	21.24		340
PATO	SLAB PORCH - OPEN	14268	20x9		180	9.58		1,724

