



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:48:04  
Page 1

Assessment Data					Primary Image																								
<b>Account</b> 660009755 <b>Parcel ID</b> 000000-00-0-10075-001-0016 <b>Cadastral ID</b> 09-21-16-12640 <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> 235534 HILL, TRUMAN WAYNE &  NANCY ELLEN-CO TRUSTEES 7252 HEATHER DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 00604 E 4TH ST N <b>Subdivision</b> DAVIS-KATES <b>Lot/Block</b> 0016 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 9 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-8\IMG_0026. 6/12/2023</p>																								
<b>Legal Description</b> Lat/Long: 36.30863617 -95.60343847																													
LOT 16 & 17 BLOCK 1 DAVIS - KATES					<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>4467</td> <td>R18-NEW 2570 SQ FT DUPLEX</td> <td>08/2016</td> <td>10/2017</td> <td></td> </tr> <tr> <td>393</td> <td>R17-POS DEMO OF STRUCTURE</td> <td>05/2016</td> <td>08/2016</td> <td></td> </tr> <tr> <td>R16</td> <td>R16-POSS STRUCTURE FIRE</td> <td>08/2015</td> <td>10/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4467	R18-NEW 2570 SQ FT DUPLEX	08/2016	10/2017		393	R17-POS DEMO OF STRUCTURE	05/2016	08/2016		R16	R16-POSS STRUCTURE FIRE	08/2015	10/2015	
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<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		2522/397	TEFFT, THOMAS ARNOLD &	01/05/2016	18,000	WG																				
					1589/488	PARKER, ELMER G & GENEVA	12/05/2003	50,000	4																				
					762/554	SELLER	03/01/1972	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>																				
Remove Cap	2017	<b>Land Value</b>	36,974	20,732	11%	2,281	<b>Assessed</b>	34,109	3,152.69																				
Year Frozen	0	<b>Improvements</b>	309,132	289,345		31,828	<b>Penalty</b>	0																					
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																				
TIF Project ID	0	<b>Total Value</b>	346,106	310,077		34,109	<b>Total Taxable</b>	34,109	3,153.00																				
<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	2025-660009755	HILL, TRUMAN WAYNE &			17	339,664	0	32,484	3,002.00																				
2024	2024-660009755	HILL, TRUMAN WAYNE &			17	344,377	0	30,938	2,859.00																				
2023	2023-660009755	HILL, TRUMAN WAYNE &			17	305,785	0	29,464	2,699.00																				
2022	2022-660009755	HILL, TRUMAN WAYNE &			17	267,611	0	28,061	2,598.00																				
2021	2021-660009755	HILL, TRUMAN WAYNE &			17	242,956	0	26,725	2,360.00																				
2020	2020-660009755	HILL, TRUMAN WAYNE &			17	238,696	0	26,257	2,404.00																				
2019	2019-660009755	HILL, TRUMAN WAYNE &			17	219,088	0	24,100	2,232.00																				
2018	2018-660009755	HILL, TRUMAN WAYNE &			17	226,260	0	24,889	2,300.00																				
2017	2017-660009755	HILL, TRUMAN WAYNE &			17	9,000	0	990	91.00																				
2016	2016-660009755	HILL, TRUMAN WAYNE &			17	9,240	0	1,016	95.00																				
2015	2015-660009755	TEFFT, THOMAS ARNOLD &			17	9,235	1000	16	1.00																				
2014	2014-660009755	TEFFT, THOMAS ARNOLD &			17	38,931	1000	3,249	301.00																				
2013	2013-660009755	TEFFT, THOMAS ARNOLD &			17	38,909	1000	3,126	286.00																				



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Page 2

Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	7800	
Non-Ag Acres	0.3096	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,484.00 x 2.74 = 36,974	
Factor Value		
Adjustments	1.0000	
Lot Value	36,974	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,530 / 2,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,530
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

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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	285,698	112.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	103.12	Total Misc Impr	+	7,746	
Roofing Adj	+ 3.59	Garage Cost	+	20,821	
Subfloor Adj	+ -0.40	Total RCN	=	339,706	
Heat/Cool Adj	+ 11.22	Depreciation ( 9%)	-	30,574	
Plumbing Adj	+ 5.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	309,132	
Adj Base Cost	= 122.98	Lot Value	+	36,974	
Total Area	x 2,530	Indicated Value	=	346,106	
Adjusted Cost	= 311,139	Value Per SqFt		136.80	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	309,132		
Lot Value	36,974		
Indicated Value	346,106	136.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	346,106	136.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136648	15x6		90	25.78		2,320
PRCH	SLAB PORCH - COVERED	136649	15x6		90	25.78		2,320
PRCH	SLAB PORCH - COVERED	136650	10x6		60	25.88		1,553
PRCH	SLAB PORCH - COVERED	136651	10x6		60	25.88		1,553