




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:09:20  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011046 <b>Parcel ID</b> 000000-00-0-00204-001-0012 <b>Cadastral ID</b> 10-21-17-03320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 321916 HOFSTETTER, MATTHEW R & BRANDI LASHAWN  20914 S SHANNON DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20914 S SHANNON DR <b>Subdivision</b> COUNTRY AIRE ESTATES <b>Lot/Block</b> 0012 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 17 / 5 <b>Neighborhood</b> 1061 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>660011046 12/09/25</p> <p>660011046_002.JPG 12/9/2025</p>																																																																																																																				
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## Assessment Property Record Card for Tax Year 2026

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Lot Data		Square-Foot - NBHD 1061 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
Method	Square-Foot	
Base Lot Value	109,000.00 x .40 =	43,580
Factor Value		
Adjustments		
Lot Value		43,580



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	83% 1 1/2 Story Finished 17% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,530 / 2,119
Style	83% 1 1/2 Story Finished - 17% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	233,837	110.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	51,200		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.14	Total Misc Impr	+ 15,732
Roofing Adj	+ 3.57	Garage Cost	+ 16,086
Subfloor Adj	+ -1.67	Total RCN	= 277,410
Heat/Cool Adj	+ 12.64	Depreciation ( 37%)	- 102,642
Plumbing Adj	+ 9.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 174,768
Adj Base Cost	= 115.90	Lot Value	+ 43,580
Total Area	x 2,119	Indicated Value	= 218,348
Adjusted Cost	= 245,592	Value Per SqFt	103.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,768		
Lot Value	43,580		
Indicated Value	218,348	103.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,348	103.04	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	26512		139	139	26.49		3,682
PRCH	SLAB PORCH - COVERED	26513		41x6	246	26.16		6,435

