



# 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	660012184													
Parcel ID	000000-00-0-00663-001-0003													
Cadastral ID	11-22-17-03020													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 2												
Tax Area	70 - FOYIL RURAL/FOYIL FIRE													
Name ID	310691													
HORNSTEIN, GARY														
14181 S 4230 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	14181 S 4230 RD													
Subdivision	RED BUD HILLS													
Lot/Block	0003 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	11 / 22 / 17 / 5													
Neighborhood	1098 - R-V02-NE FOYIL													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.40663147 -95.46929293														
LOT 3 BLOCK 1 RED BUD HILLS														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		2666/791	HORNSTEIN, GARY & SHARI	10/13/2017	0	4					
PD	Add-Homestead	No	1,000		2357/556	HOLT, ALBA IRIS &	09/20/2013	138,500	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	2014	Land Value	102,395	66,005	11%	7,261	Assessed	15,761	1,602.26					
Year Frozen	2022	Improvements	119,880	77,275		8,500	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	222,275	143,280		15,761	Total Taxable	14,761	1,514.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012184	HORNSTEIN, GARY	70	217,068	1000	14,762	1,514.00							
2024	2024-660012184	HORNSTEIN, GARY	70	221,701	1000	14,761	1,552.00							
2023	2023-660012184	HORNSTEIN, GARY	70	144,889	1000	14,761	1,553.00							
2022	2022-660012184	HORNSTEIN, GARY	70	143,281	1000	14,761	1,558.00							
2021	2021-660012184	HORNSTEIN, GARY	70	147,034	1000	15,174	1,561.00							
2020	2020-660012184	HORNSTEIN, GARY	70	144,852	1000	14,934	1,597.00							
2019	2019-660012184	HORNSTEIN, GARY	70	141,541	1000	14,569	1,564.00							
2018	2018-660012184	HORNSTEIN, GARY	70	148,747	1000	15,362	1,618.00							
2017	2017-660012184	HORNSTEIN, GARY & SHARI	70	147,839	1000	14,932	1,578.00							
2016	2016-660012184	HORNSTEIN, GARY & SHARI	70	140,621	1000	14,468	1,583.00							
2015	2015-660012184	HORNSTEIN, GARY & SHARI	70	138,632	1000	14,249	1,545.00							
2014	2014-660012184	HORNSTEIN, GARY & SHARI	70	139,484	1000	14,343	1,532.00							
2013	2013-660012184	HORNSTEIN, GARY & SHARI	70	126,497	2000	6,546	708.00							



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Lot Data		Square-Foot - NBHD 1098 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	10.0034		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	435,746.00 x .23 = 102,395		
Factor Value			
Adjustments	1.0000		
Lot Value	102,395		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1( 10/14/2020

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,166 / 1,920
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	732 Built-In Garage
Remodel	
Year/Eff Age	1965 / 54

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	201,975 105.20 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	91,042
Lot Value	102,395
Indicated Value	193,437 100.75 Per SqFt
Agland Value	
Site Improvements	28,838
Total Value	222,275 115.77 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	73.59	Total Misc Impr	+	31,839
Roofing Adj	+ 2.95	Garage Cost	+	13,623
Subfloor Adj	+ 1.43	Total RCN	=	224,310
Heat/Cool Adj	+ 10.30	Depreciation ( 62%)	-	139,072
Plumbing Adj	+ 4.88	Lump Sums	+	5,804
Basement Adj	+ 0.00	RCNLD	=	91,042
Adj Base Cost	= 93.15	Lot Value	+	102,395
Total Area	x 1,920	Indicated Value	=	193,437
Adjusted Cost	= 178,848	Value Per SqFt		100.75

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
PRCH	SLAB PORCH - COVERED	29206	14x8		112	20.94		2,345
WODO	WOOD DECK - OPEN	29207	12x5		60	25.97	20%	1,247
EPSW	ENCLOSED PORCH - SOLID WALL	29208	43x12		516	52.56		27,121
PATO	SLAB PORCH - OPEN	29209	25x12		300	7.91		2,373
BALW	BALCONY - WOOD	29210	26x7		182	25.04		4,557



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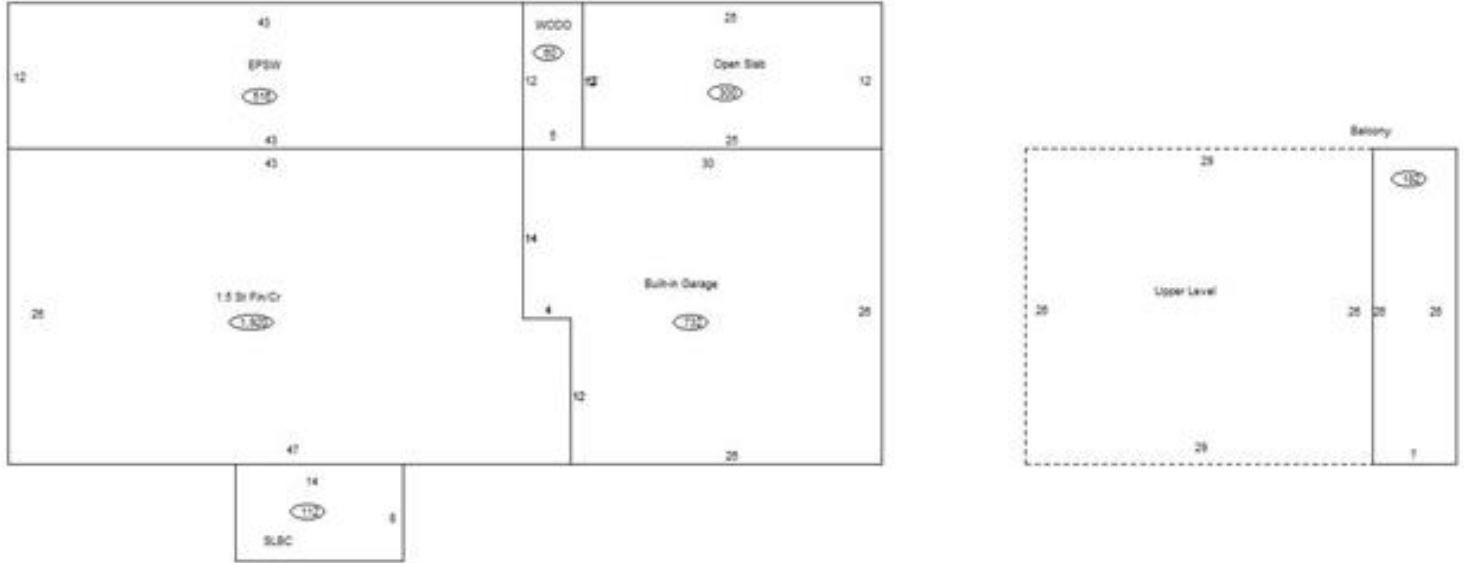
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,166	1.647	1,920
2	G	8	Slab	10	Built-in Garage	732	1.000	732
3	M	PRCH		10	SLBC	112	1.000	112
4	M	WODO		10	WODO	60	1.000	60
5	M	EPSW		10	EPSW	516	1.000	516
6	M	PATO		10	Open Slab	300	1.000	300
7	M	BALW		10	Balcony	182	1.000	182
8	U	^UL		10	Upper Level	754	1.000	754
<b>Total Building Area</b>						<b>1,166</b>		<b>1,920</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		16x10x8	Plank	Formed Metal	160
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.44 x 160)		4,070		4,070	570	3,500
UTIL	Shop Building		40x40x8	Concrete	Formed Metal	1,600
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.63 x 1,600)		44,208		44,208	21,662	22,546
SHDS	Shed - Small		14x12x6	Gravel	Galvanized Metal	168
<b>Qual</b>	3	<b>Cond</b> 2	<b>Year</b> 1990	<b>Eff Age</b> 36		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (18.01 x 168)		3,026		3,026	2,421	605
SHDS	Shed - Small		12x8x8	Dirt	Formed Metal	96
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 27		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.86 x 96)		2,195		2,195	1,558	637
SHDS	Shed - Small		14x12x8	Dirt	Galvanized Metal	168
<b>Qual</b>	3	<b>Cond</b> 2	<b>Year</b> 1990	<b>Eff Age</b> 36		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (18.01 x 168)		3,026		3,026	2,421	605
SHDS	Shed - Small		20x10x8	Plank	Formed Metal	200
<b>Qual</b>	3	<b>Cond</b> 2	<b>Year</b> 1990	<b>Eff Age</b> 36		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.63 x 200)		4,726		4,726	3,781	945