



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 05:19:06
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Assessment Data					Primary Image				
Account	660013493								
Parcel ID	23N16E-13-3-00000-000-0000								
Cadastral ID	13-23-16-01300								
Property Type	REAL - Real Property								
Property Class	NOP VI Area 2								
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	287973								
HOPE HARBOR INC									
PO BOX 1047 CLAREMORE OK 74018-0000									
Parcel Location									
Situs	15267 E 380 RD								
Subdivision									
Lot/Block	/	Parcel Size	44.36 - Acres						
Sec/Twn/Rng	13 / 23 / 16 / 3								
Neighborhood	5560 - NOP								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.46858471 -95.55550909									
S2 SW LESS W2 SW SW & LESS S2 SE SW SW & LESS TR DESC AS COMM NW/C S2 SW; N88.3928E 660.08' TO POB; S46.2817E 50.86'; S80.1358E 377.26'; S55.0225E 291.59'; N84.5434E 215.53'; N82.2849E 197.56'; N83.3321E 322.05'; S46.2827E 214.92'; N82.5201E 264.53'; S88 0654E 187.49'; N01.2432W 355.56'; S88.3928W									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R20- ADDTNL 911 ADDRESS	11/2019	01/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1648/752	TURLEY CHILDRENS HOME	01/19/1999	0	5					
867/554		11/08/1991	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	0	Land Value	6,612	0	11%	0	Assessed	0 0.00	
Year Frozen	0	Improvements	1,711,187	0		0	Penalty	0 0.00	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	1,717,799	0		0	Total Taxable	0 0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013493	HOPE HARBOR INC	71	1,662,827	0		.00		
2024	2024-660013493	HOPE HARBOR INC	71	1,486,118	0		.00		
2023	2023-660013493	HOPE HARBOR INC	71	1,291,713	0		.00		
2022	2022-660013493	HOPE HARBOR INC	71	1,127,321	0		.00		
2021	2021-660013493	HOPE HARBOR INC	71	1,127,321	0		.00		
2020	2020-660013493	HOPE HARBOR INC	71	1,109,827	0		.00		
2019	2019-660013493	HOPE HARBOR INC	71	690,777	0		.00		
2018	2018-660013493	HOPE HARBOR INC	71	715,298	0		.00		
2017	2017-660013493	HOPE HARBOR INC	71	708,077	0		.00		
2016	2016-660013493	HOPE HARBOR INC	71	687,550	0		.00		
2015	2015-660013493	HOPE HARBOR INC	71	673,125	0		.00		
2014	2014-660013493	HOPE HARBOR INC	71	688,182	0		.00		
2013	2013-660013493	TURLEY CHILDREN'S HOME	71	643,323	0		.00		



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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,648 / 1,648
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 58

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	99.79	Total Misc Impr	+ 9,428
Roofing Adj	+ 4.78	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 214,077
Heat/Cool Adj	+ 12.64	Depreciation (60%)	- 128,446
Plumbing Adj	+ 6.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,631
Adj Base Cost	= 124.18	Lot Value	+ 0
Total Area	x 1,648	Indicated Value	= 85,631
Adjusted Cost	= 204,649	Value Per SqFt	51.96

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	85,631
Lot Value	
Indicated Value	85,631 51.96 Per SqFt
Agland Value	6,612
Site Improvements	6,759
Total Value	99,002 60.07 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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	32431	18x8		144	26.48		3,813



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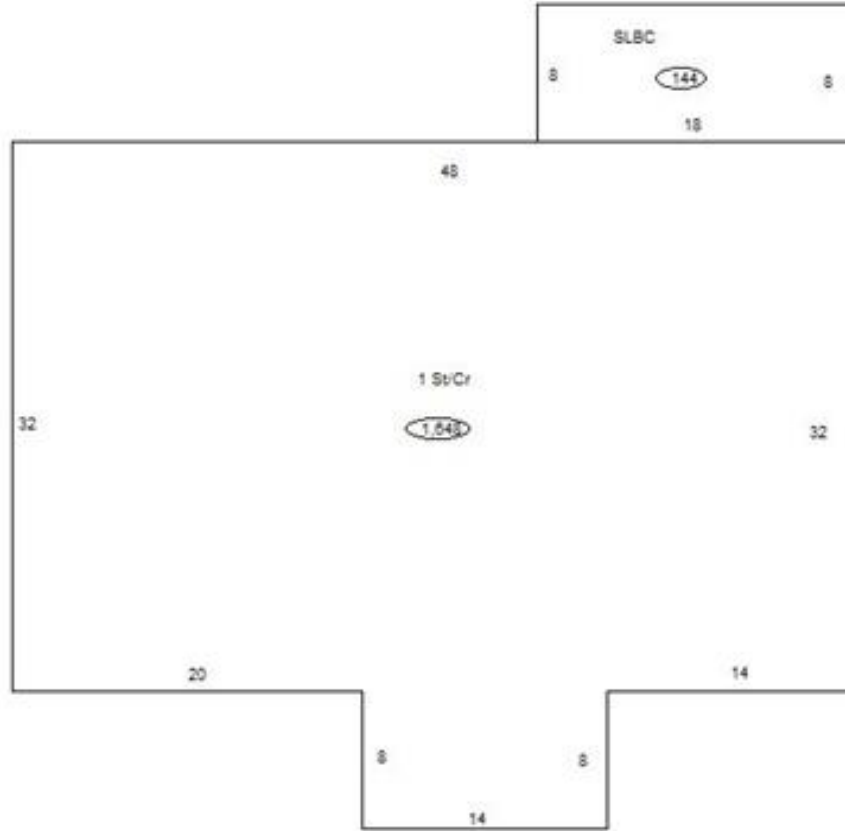
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,648	1.000	1,648
2	M	PRCH		10	SLBC	144	1.000	144
Total Building Area						1,648		1,648



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	20x22x8	Concrete	Formed Metal	440
	Qual	3	Cond 3	Year	2000	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (30.12 x 440)	13,253	13,253	6,494	6,759



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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,059 / 4,059
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,059
Fixture/RghIn	22 /
Bed/F/H Bath	8 / 7.0 /
Basement Area	
Garage Type	800 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	531,992 131.06 Per SqFt

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach
Improvements	423,860
Lot Value	
Indicated Value	423,860 104.42 Per SqFt
Agland Value	
Site Improvements	18,553
Total Value	442,413 109.00 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.16	Total Misc Impr	+	15,010
Roofing Adj	+ 5.34	Garage Cost	+	45,528
Subfloor Adj	+ -4.30	Total RCN	=	588,695
Heat/Cool Adj	+ 16.31	Depreciation (28%)	-	164,835
Plumbing Adj	+ 9.61	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	423,860
Adj Base Cost	= 130.12	Lot Value	+	
Total Area	x 4,059	Indicated Value	=	423,860
Adjusted Cost	= 528,157	Value Per SqFt		104.42

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2016	0.00		
PATO	SLAB PORCH - OPEN	32434	19x12		228	12.63		2,880
PRCH	SLAB PORCH - COVERED	32435	25x6		150	32.57		4,886



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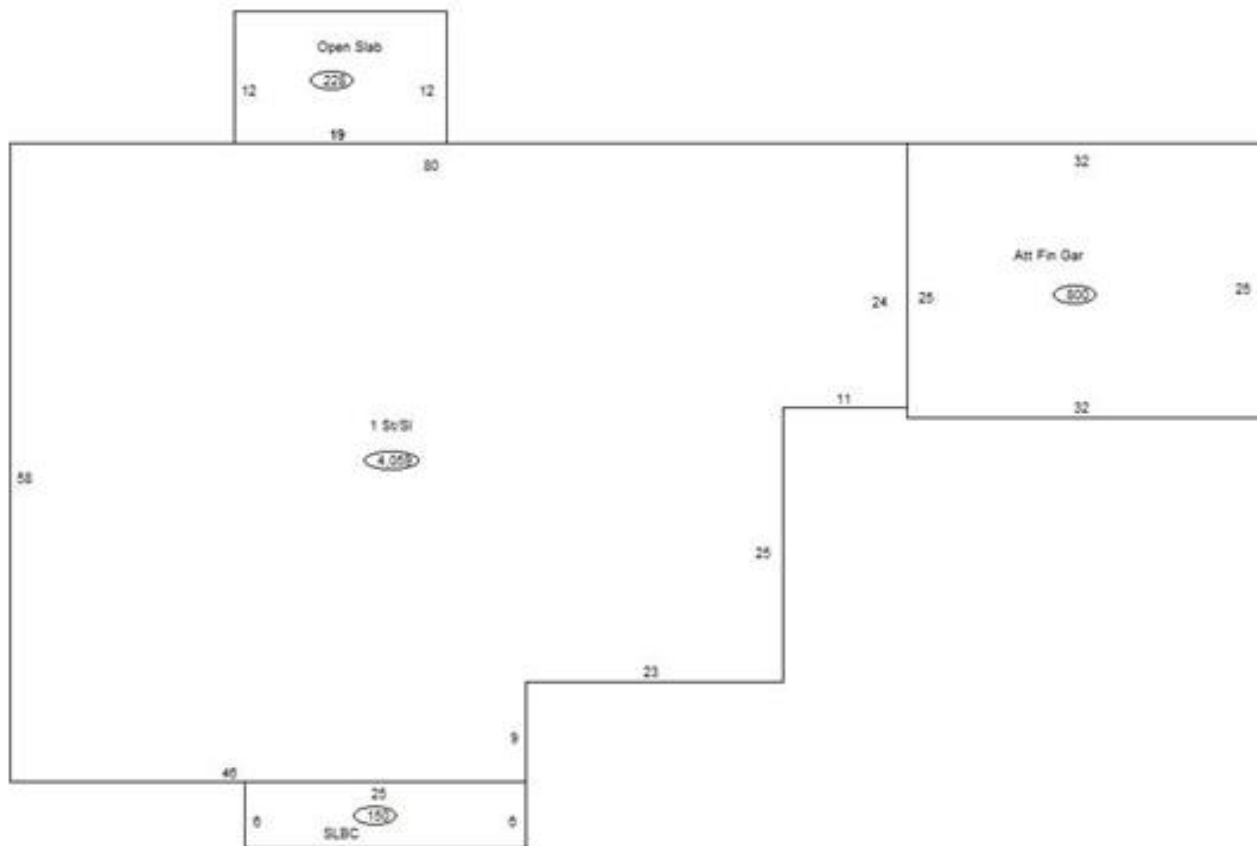
Date 04/18/2026

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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	1	Slab	13	1 St/SI	4,059	1.000	4,059
2	G	5		13	Att Fin Gar	800	1.000	800
3	M	PATO		13	Open Slab	228	1.000	228
4	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						4,059		4,059



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x60x10	Dirt	Formed Metal	1,800
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (20.21 x 1,800)		36,378	36,378	17,825		18,553



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Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,059 / 4,059
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,059
Fixture/RghIn	22 /
Bed/F/H Bath	8 / 7.0 /
Basement Area	
Garage Type	800 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	513,439 126.49 Per SqFt

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	103.16	Total Misc Impr	+ 15,010
Roofing Adj	+ 5.34	Garage Cost	+ 45,528
Subfloor Adj	+ -4.30	Total RCN	= 588,695
Heat/Cool Adj	+ 16.31	Depreciation (20%)	- 117,739
Plumbing Adj	+ 9.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 470,956
Adj Base Cost	= 130.12	Lot Value	+ 470,956
Total Area	x 4,059	Indicated Value	= 470,956
Adjusted Cost	= 528,157	Value Per SqFt	116.03

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	470,956
Lot Value	
Indicated Value	470,956 116.03 Per SqFt
Agland Value	
Site Improvements	
Total Value	470,956 116.03 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	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2017	0.00		
PATO	SLAB PORCH - OPEN	32438	19x12		228	12.63		2,880
PRCH	SLAB PORCH - COVERED	32439	25x6		150	32.57		4,886



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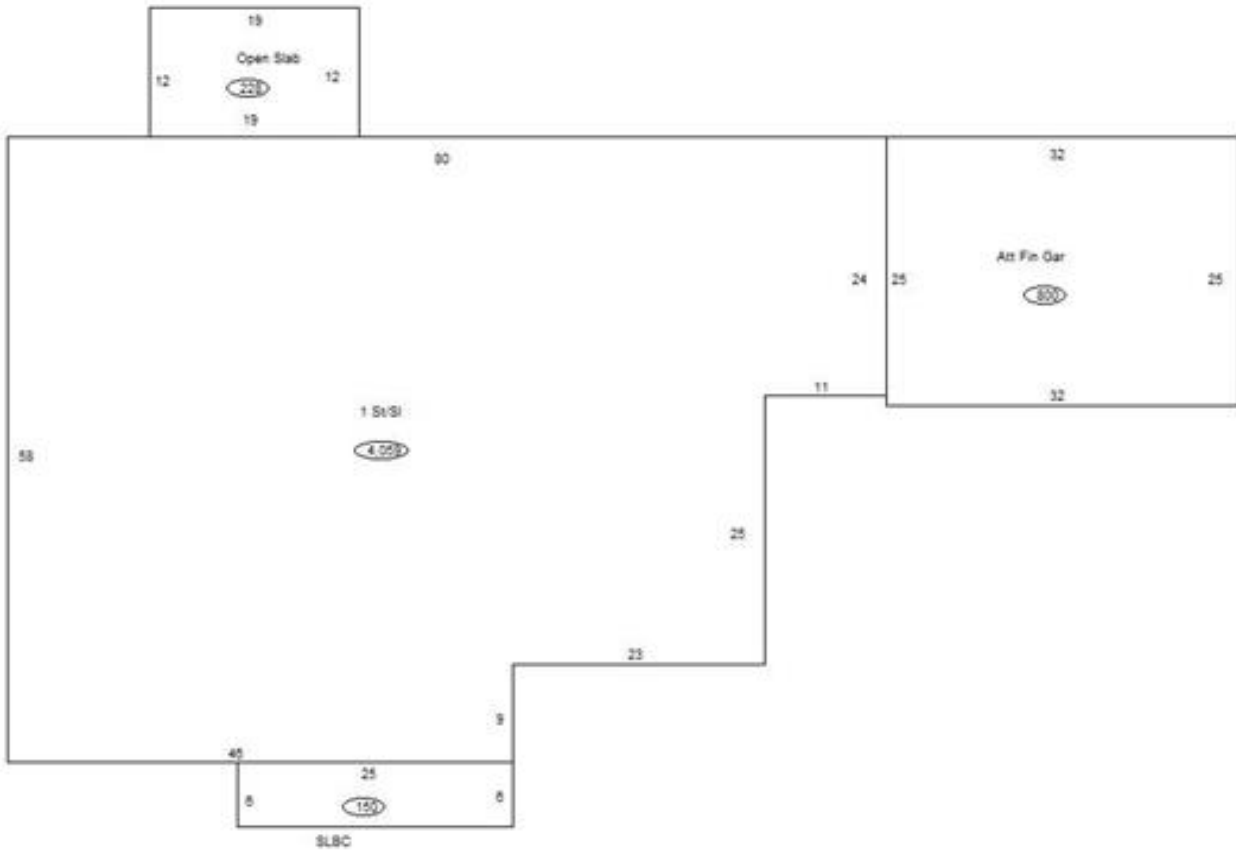
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	4,059	1.000	4,059
2	G	5		13	Att Fin Gar	800	1.000	800
3	M	PATO		13	Open Slab	228	1.000	228
4	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						4,059		4,059



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Lot Data
Lot Size
Lot Count
Units Buildable
Non-Ag Acres
Topography
Street Access
Utilities
Amenities
Method
Base Lot Value
Factor Value
Adjustments
Lot Value



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	5,189 / 5,189
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,189
Fixture/RghIn	/
Bed/F/H Bath	9 / 9.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 /

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	688,652		
Lot Value			
Indicated Value	688,652	132.71	Per SqFt
Agland Value			
Site Improvements	16,776		
Total Value	705,428	135.95	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.62	Total Misc Impr	+	19,012
Roofing Adj	+ 5.29	Garage Cost	+	
Subfloor Adj	+ -4.01	Total RCN	=	688,652
Heat/Cool Adj	+ 16.31	Depreciation (0%)	-	0
Plumbing Adj	+ 9.84	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	688,652
Adj Base Cost	= 129.05	Lot Value	+	
Total Area	x 5,189	Indicated Value	=	688,652
Adjusted Cost	= 669,640	Value Per SqFt		132.71

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	144849	19x6		114	14.22		1,621
PRCH	SLAB PORCH - COVERED	144850	111		111	32.81		3,642
CPDT	CARPORT - DETACHED	144851	708		708	14.23		10,075
PRCH	SLAB PORCH - COVERED	144852	14x8		112	32.80		3,674



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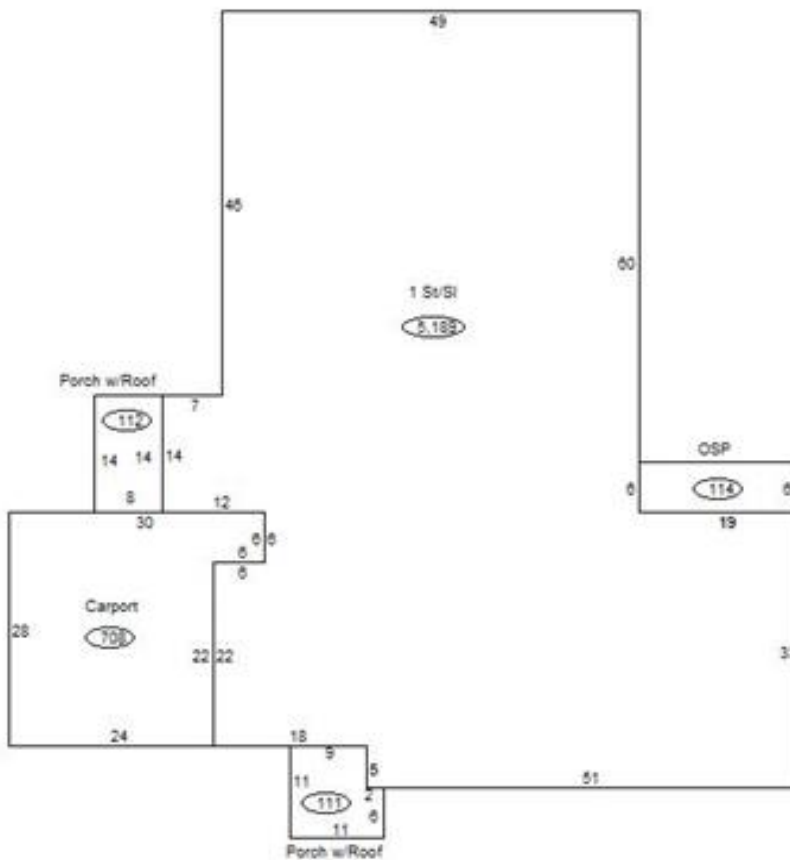
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	5,189	1.000	5,189
2	M	PATO		20	Open Slab	114	1.000	114
3	M	PRCH		20	SLBC	111	1.000	111
4	M	CPDT		20	Carport	708	1.000	708
5	M	PRCH		20	SLBC	112	1.000	112
Total Building Area						5,189		5,189



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	14x30x10	Concrete	Composition Shingle	420
	Qual 4	Cond 3	Year 2021	Eff Age 4		
		Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (42.95 x 420)	18,039	18,039	1,263	16,776



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			13.360	108	108	1,443	1,443
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			7.000	187	187	1,310	1,310
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			8.000	161	161	1,286	1,286
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			16.000	161	161	2,573	2,573
NTV PST Totals						44.360			6,612	6,612
Total Agland						44.360			6,612	6,612