



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	660013494								
Parcel ID	23N16E-13-3-00000-000-0000								
Cadastral ID	13-23-16-01400								
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	15025 E 380 RD								
Subdivision									
Lot/Block	/	Parcel Size	25 - Acres						
Sec/Twn/Rng	13 / 23 / 16 / 3								
Neighborhood	5560 - NOP								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.46848871 -95.55962555									
A PT SW SW LESS NE 15 ACRES THEREOF									
Building Permits									
Number	Description	Opened	Closed	Amount					
C19 000013	R20-NE STORAGE/SAFEROOM	09/2019	01/2020	28,268					
C18000007	R20- NEW STRUCTURE	10/2018	01/2020	500,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1648/752	TURLEY CHILDRENS HOME	01/19/1999	0	5					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2001	Land Value	4,914	0	11%	0	Assessed	0 0.00	
Year Frozen	0	Improvements	3,809,680	0	0	0	Penalty	0 0.00	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00	
TIF Project ID	0	Total Value	3,814,594	0	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	2025-660013494	HOPE HARBOR INC	71	3,542,535	0		.00		
2024	2024-660013494	HOPE HARBOR INC	71	284,197	0		.00		
2023	2023-660013494	HOPE HARBOR INC	71	266,690	0		.00		
2022	2022-660013494	HOPE HARBOR INC	71	271,100	0		.00		
2021	2021-660013494	HOPE HARBOR INC	71	271,100	0		.00		
2020	2020-660013494	HOPE HARBOR INC	71	269,403	0		.00		
2019	2019-660013494	HOPE HARBOR INC	71	260,799	0		.00		
2018	2018-660013494	HOPE HARBOR INC	71	271,418	0		.00		
2017	2017-660013494	HOPE HARBOR INC	71	268,902	0		.00		
2016	2016-660013494	HOPE HARBOR INC	71	263,200	0		.00		
2015	2015-660013494	HOPE HARBOR INC	71	255,451	0		.00		
2014	2014-660013494	HOPE HARBOR INC	71	259,917	0		.00		
2013	2013-660013494	TURLEY CHILDRENS HOME	71	245,745	0		.00		



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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	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,243 / 3,243
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,243
Fixture/RghIn	22 /
Bed/F/H Bath	6 / 5.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

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	107.95	Total Misc Impr	+ 14,977
Roofing Adj	+ 5.60	Garage Cost	+
Subfloor Adj	+ -4.31	Total RCN	= 461,117
Heat/Cool Adj	+ 16.31	Depreciation (41%)	- 189,058
Plumbing Adj	+ 12.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 272,059
Adj Base Cost	= 137.57	Lot Value	+
Total Area	x 3,243	Indicated Value	= 272,059
Adjusted Cost	= 446,140	Value Per SqFt	83.89

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	272,059		
Lot Value			
Indicated Value	272,059	83.89	Per SqFt
Agland Value	4,914		
Site Improvements	23,231		
Total Value	300,204	92.57	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	32441	13x11		143	85.74		12,261
PATO	SLAB PORCH - OPEN	32442	16x13		208	13.06		2,716



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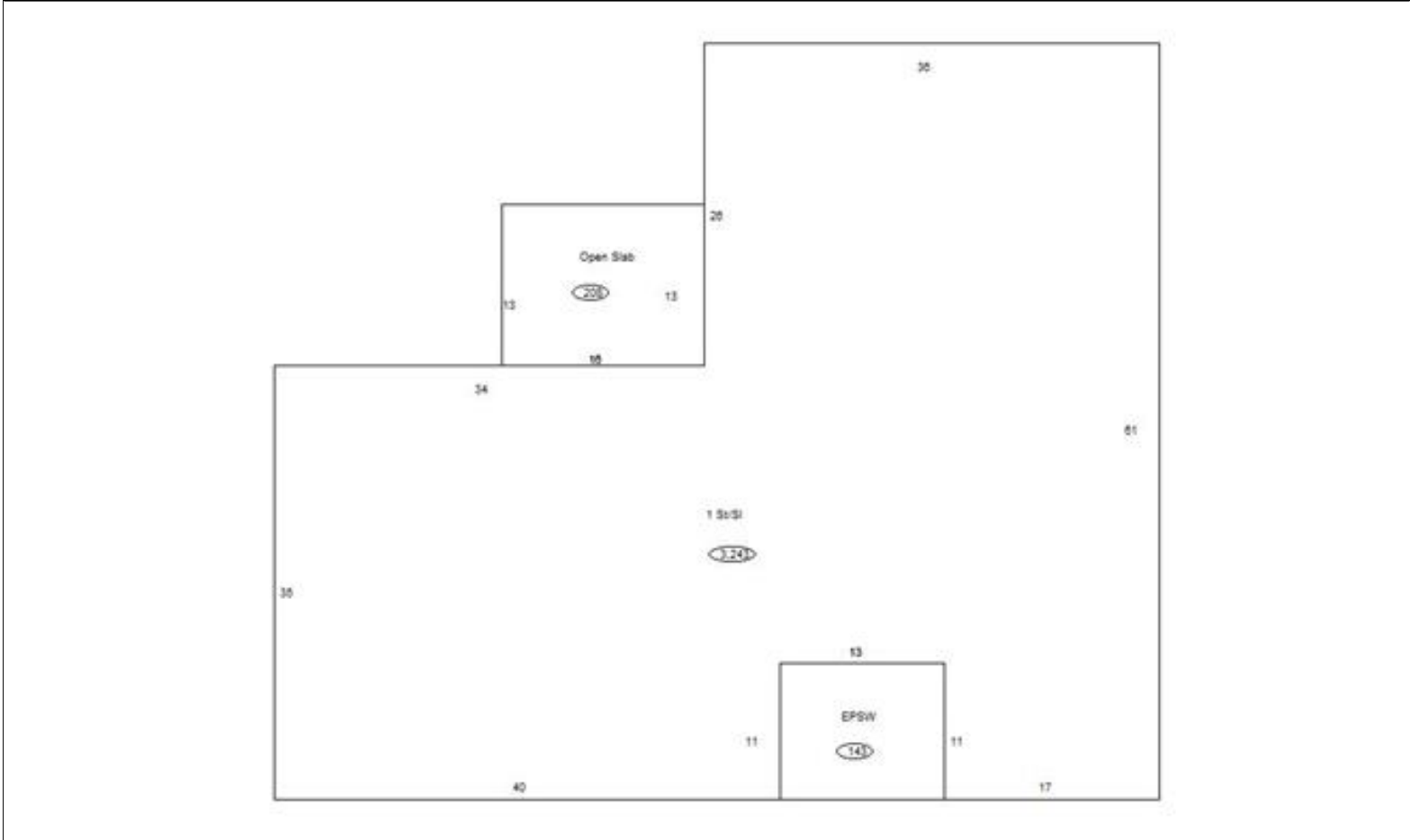
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	3,243	1.000	3,243
2	M	EPSW		10	EPSW	143	1.000	143
3	M	PATO		10	Open Slab	208	1.000	208
Total Building Area						3,243		3,243



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x30x12	Concrete	Composition Shingle	720
	Qual 4	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 720)	27,331	27,331	4,100	23,231



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model			
Value Method			
Base Lot Value	x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	
Total Building Area	15,762	Image Date	
Total Base Value	3,557,799	Name	
Modifier Value		Description	
Misc Improvements			
Replacement Cost New	3,557,799		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	3,451,065		
Economic Depreciation			
RCNLD (All Sources)	3,451,065		
Depreciated Improvements			
Outbuilding Value	63,325		
Total Improvement Value	3,514,390		
Land Value			
Cost Approach Value	3,514,390 222.97/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	335,384
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	3,514,390 222.97/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account 660013494
Parcel ID 23N16E-13-3-00000-000-0000
Cadastral ID 13-23-16-01400

Tax Area Code 71
Property Class NOP
Owners Name HOPE HARBOR INC

Building Data

Building ID 5119
Building Sequence 1
Occupancy 1 484 High School (Entire) 100%
Occupancy 2
Occupancy 3
Total Floor Area 15,762
Average Perimeter 542
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 70 - PF. Stone Veneer on Metal Panels
Heating/Cooling 10 - Complete HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 158.25
Wall Cost 18.12
HVAC Cost 49.35
Basement Cost 0.00
Total Base Cost 225.72
Total Area 15,762
Base RCN 3,557,799
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 3,557,799
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (106,734)
Total RCNLD 3,451,065
Lump Sums
Total Building Value 3,451,065 \$ 218.95 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	30x28x8	Concrete	Formed Metal	840
	Qual 4	Cond 4	Year 2020	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (13.27 x 840)				11,147	2,787	8,360
	SHDS	Shed - Small	10x14x8	Concrete	Formed Metal	140
	Qual 3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (24.86 x 140)				3,480	800	2,680
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		22,885
	Qual 4	Cond 4	Year 2015	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.41 x 22,885)				78,038	25,753	52,285
Total Site Improvement Value						63,325



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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
SO	SOGN SOILS	IMP PST	15			1.000	42	42	42	42
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			12.000	218	218	2,621	2,621
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67			12.000	188	188	2,251	2,251
IMP PST Totals						25.000			4,914	4,914
Total Agland						25.000			4,914	4,914