



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013870 Parcel ID 000000-00-0-00936-001-0005 Cadastral ID 14-21-15-03270 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 326345 HOFFMAN, HUNTER J 21488 S COLT AVE CLAREMORE OK 74019-0000 Parcel Location Situs 21488 S COLT AVE Subdivision WINCHESTER HEIGHTS II Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30112780 -95.68469481 LOT 5 BLOCK 1 WINCHESTER HEIGHTS 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.469	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	63,988.00 x 1.46 = 93,181	
Factor Value		
Adjustments	1.0000	
Lot Value	93,181	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,664 / 1,664
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,664
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0066. 7/28/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	196,144	117.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	246,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.96	Total Misc Impr	+	13,626			
Roofing Adj	+ 4.13	Garage Cost	+	17,508			
Subfloor Adj	+ -1.09	Total RCN	=	227,370			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	88,674			
Plumbing Adj	+ 8.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	138,696			
Adj Base Cost	= 117.93	Lot Value	+	93,181			
Total Area	x 1,664	Indicated Value	=	231,877			
Adjusted Cost	= 196,236	Value Per SqFt		139.35			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,696		
Lot Value	93,181		
Indicated Value	231,877	139.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	231,877	139.35	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	33288	52x6		312	23.23		7,248
PATO	SLAB PORCH - OPEN	33289	12x10		120	10.68		1,282



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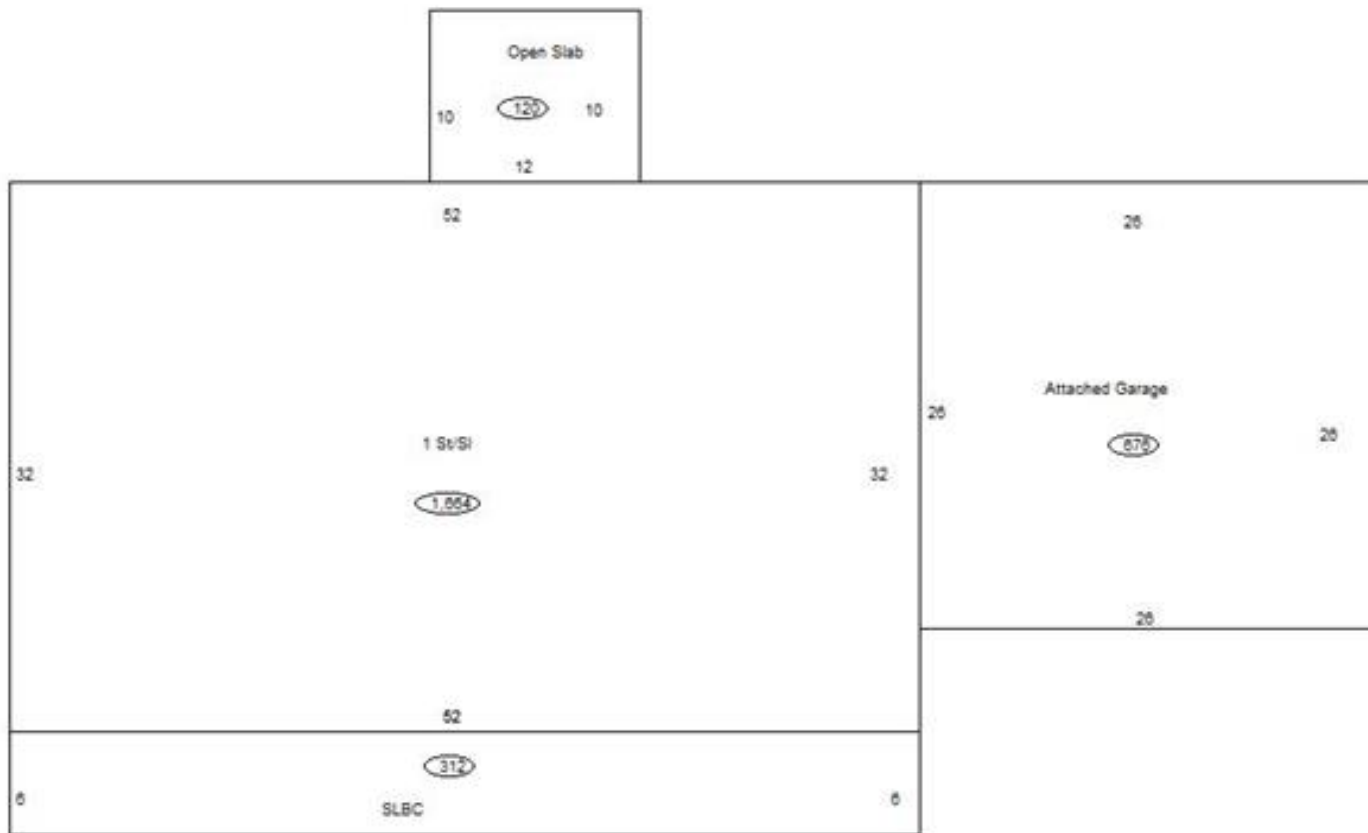
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Sketch Image

660013870



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,664	1.000	1,664
2	G	1		10	Attached Garage	676	1.000	676
3	M	PRCH		10	SLBC	312	1.000	312
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,664		1,664