



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 660016034 Parcel ID 000000-00-0-10035-007-0015 Cadastral ID 17-21-16-00780 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 302734 HUTCHERSON, BILLY & NIWONA 1400 W EDDY ST CLAREMORE OK 74017-0000 Parcel Location Situs 01400 EDDY Subdivision BERT HALL Lot/Block 0015 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (267)\IMG_0013.JPG 9/12/2023</p>																																																	
Legal Description Lat/Long: 36.30406224 -95.62650095																																																						
LOT 15 BLOCK 7 BERT HALL					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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2101/459	CHUCKLUCK, STARLA	05/06/2010	80,000	YES																																													
					1722/853	NELSON, JOSEPH D &	10/19/2005	67,000	YES																																													
					1143/885	NELSON, EDNA I	11/25/1998	0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value 34,814</td> <td>19,424</td> <td>11%</td> <td>2,137</td> <td>Assessed</td> <td>11,352</td> <td>1,049.27</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 83,771</td> <td>83,771</td> <td> </td> <td>9,215</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 118,585</td> <td>103,195</td> <td> </td> <td>11,352</td> <td>Total Taxable</td> <td>11,352</td> <td>1,049.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2011	Land Value 34,814	19,424	11%	2,137	Assessed	11,352	1,049.27	Year Frozen	0	Improvements 83,771	83,771		9,215	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 118,585	103,195		11,352	Total Taxable	11,352	1,049.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016034	HUTCHERSON, BILLY &	17	115,926	0	10,811	999.00																																															
2024	2024-660016034	HUTCHERSON, BILLY &	17	99,173	0	10,296	952.00																																															
2023	2023-660016034	HUTCHERSON, BILLY &	17	90,891	0	9,050	829.00																																															
2022	2022-660016034	HUTCHERSON, BILLY &	17	78,359	0	8,619	798.00																																															
2021	2021-660016034	HUTCHERSON, BILLY &	17	81,352	0	8,949	790.00																																															
2020	2020-660016034	HUTCHERSON, BILLY &	17	81,027	0	8,913	816.00																																															
2019	2019-660016034	HUTCHERSON, BILLY &	17	77,283	0	8,501	787.00																																															
2018	2018-660016034	HUTCHERSON, BILLY &	17	80,515	0	8,857	818.00																																															
2017	2017-660016034	HUTCHERSON, BILLY &	17	79,886	0	8,787	807.00																																															
2016	2016-660016034	HUTCHERSON, BILLY &	17	81,303	0	8,943	839.00																																															
2015	2015-660016034	HUTCHERSON, BILLY &	17	79,949	0	8,794	793.00																																															
2014	2014-660016034	HUTCHERSON, BILLY &	17	82,198	0	8,760	812.00																																															
2013	2013-660016034	HUTCHERSON, BILLY &	17	77,670	0	8,343	763.00																																															



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Lot Data		Square-Foot - NBHD #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2397	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	10,442.00 x 3.33 = 34,814	
Factor Value		
Adjustments	1.0000	
Lot Value	34,814	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,359 / 1,359
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,359
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	93,426 68.75 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	116,210 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	83,771
Lot Value	34,814
Indicated Value	118,585 87.26 Per SqFt
Agland Value	
Site Improvements	
Total Value	118,585 87.26 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.33	Total Misc Impr	+ 191
Roofing Adj	+ 4.07	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 155,131
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 71,360
Plumbing Adj	+ 9.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 83,771
Adj Base Cost	= 114.01	Lot Value	+ 34,814
Total Area	x 1,359	Indicated Value	= 118,585
Adjusted Cost	= 154,940	Value Per SqFt	87.26

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38487	3x3		9	21.27		191



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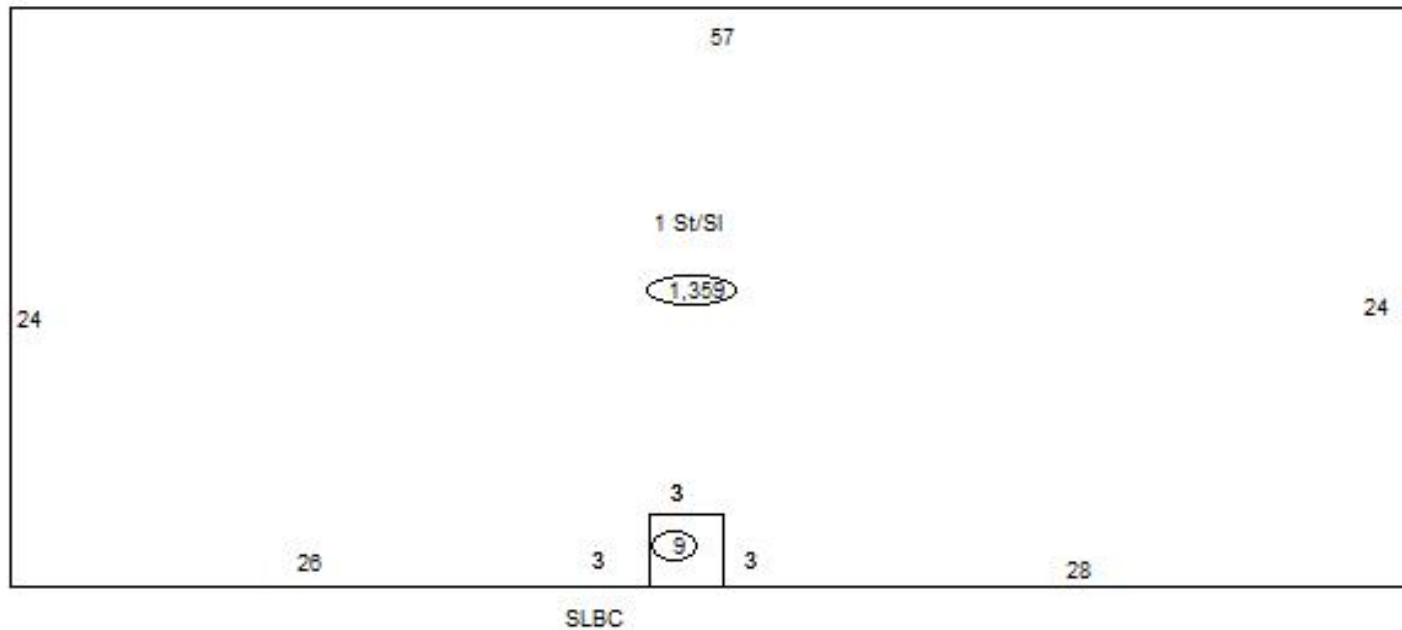
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Sketch Image

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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	1,359	1.000	1,359
2	M	PRCH		10	SLBC	9	1.000	9
Total Building Area						1,359		1,359



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					