



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660016674 <b>Parcel ID</b> 000000-00-0-10185-003-0017 <b>Cadastral ID</b> 18-21-16-01620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 306115 CLAREMORE HILLTOP LLC  C/O THOMAS & XILING WILSON PO BOX 141184 BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 00785 HILLTOP DR <b>Subdivision</b> HILLTOP <b>Lot/Block</b> 0017 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.30054053 -95.63471788																																																						
<b>Building Permits</b>					<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>R12</td> <td>ROLL NEW SALE</td> <td>01/2012</td> <td>04/2012</td> <td></td> </tr> <tr> <td>3676</td> <td>R6-NEW 3520 SQ FT 4-PLEX</td> <td>06/2006</td> <td>12/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	ROLL NEW SALE	01/2012	04/2012		3676	R6-NEW 3520 SQ FT 4-PLEX	06/2006	12/2006																															
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<b>Parcel Valuation</b>																																																						
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																																													
Remove Cap	0	<b>Land Value</b>	11,130	11,130	11%	1,224	<b>Assessed</b>	26,816	2,478.60																																													
Year Frozen	0	<b>Improvements</b>	289,844	232,652		25,592	<b>Penalty</b>	0																																														
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																																													
TIF Project ID	0	<b>Total Value</b>	300,974	243,782		26,816	<b>Total Taxable</b>	26,816	2,479.00																																													
<b>Assessment History</b>																																																						
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																													
2025	2025-660016674	CLAREMORE HILLTOP LLC			17	300,424	0	25,539	2,361.00																																													
2024	2024-660016674	CLAREMORE HILLTOP LLC			17	236,616	0	24,322	2,248.00																																													
2023	2023-660016674	CLAREMORE HILLTOP LLC			17	210,590	0	23,165	2,122.00																																													
2022	2022-660016674	CLAREMORE HILLTOP LLC			17	212,720	0	23,399	2,166.00																																													
2021	2021-660016674	CLAREMORE HILLTOP LLC			17	271,564	0	29,504	2,605.00																																													
2020	2020-660016674	CLAREMORE HILLTOP LLC			17	271,564	0	28,099	2,573.00																																													
2019	2019-660016674	CLAREMORE HILLTOP LLC			17	243,280	0	26,761	2,479.00																																													
2018	2018-660016674	CLAREMORE HILLTOP LLC			17	236,421	0	26,006	2,403.00																																													
2017	2017-660016674	CLAREMORE HILLTOP LLC			17	236,421	0	26,006	2,388.00																																													
2016	2016-660016674	CLAREMORE HILLTOP LLC			17	168,409	0	18,525	1,739.00																																													
2015	2015-660016674	CLAREMORE HILLTOP LLC			17	168,409	0	18,525	1,671.00																																													
2014	2014-660016674	CLAREMORE HILLTOP LLC			17	168,409	0	18,525	1,718.00																																													
2013	2013-660016674	CLAREMORE HILLTOP LLC			17	168,409	0	18,525	1,695.00																																													



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	8,547.00 x 1.25 =	10,684	
Factor Value	0		
Adjustments	104.17%		
Lot Value	11,130		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1018325
Total Building Area	3,564	Image Date	2/14/2023
Total Base Value	420,730	Name	IMG_0010.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	420,730		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	378,657		
Economic Depreciation	25%		
RCNLD (All Sources)	283,993		
Depreciated Improvements			
Outbuilding Value	5,851		
Total Improvement Value	289,844		
Land Value	11,130		
Cost Approach Value	300,974	84.45/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	5,851
Miscellaneous Income		Land Value	11,130
Effective Gross Income (EGI)		Total Appraised Value	300,974
Total Expenses			84.45/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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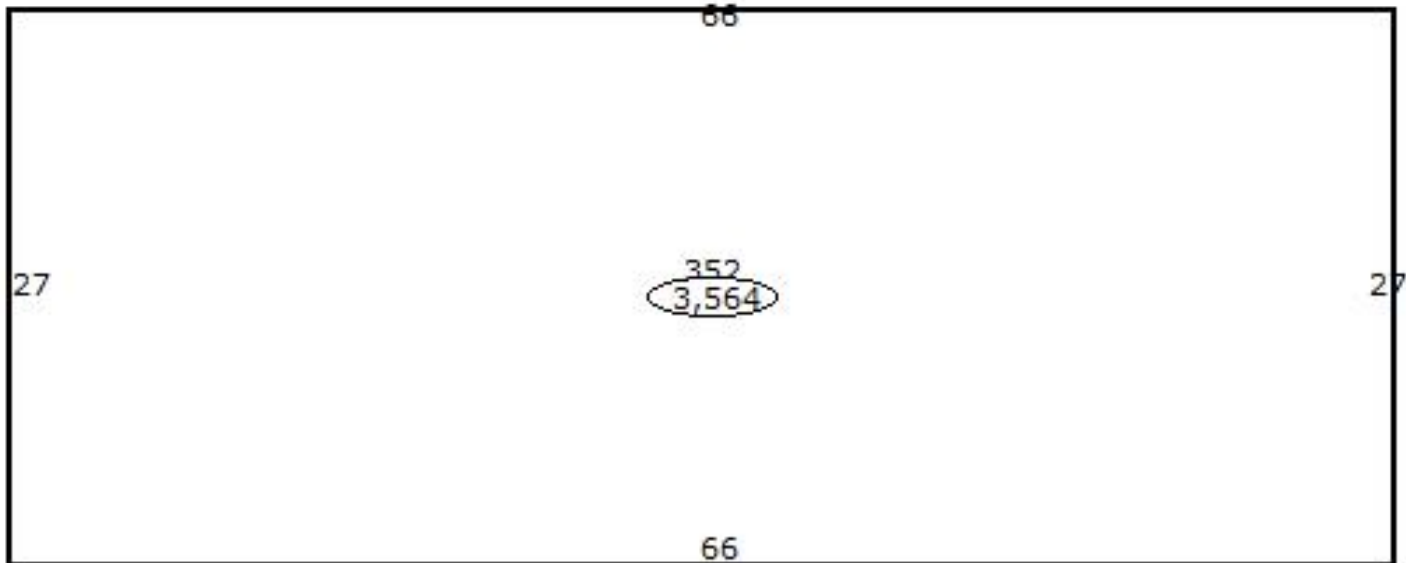
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		13	352	1,782	2.000	3,564
<b>Total Building Area</b>						1,782		3,564



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Account 660016674  
Parcel ID 000000-00-0-10185-003-0017  
Cadastral ID 18-21-16-01620

Tax Area Code 17  
Property Class UCP  
Owners Name CLAREMORE HILLTOP LLC

### Building Data

Building ID 2405  
Building Sequence 1  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,564  
Average Perimeter 186  
Number Of Storys 2.00  
Average Wall Ht 14.00  
Year Built 2008  
Effective Age 12  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 95 - Stud Vinyl Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

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

### Building Image



### Image Information

Image Name IMG\_0010.JPG  
Image Date 2/14/2023  
Image Name IMG\_0010.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 71.47  
Wall Cost 32.44  
HVAC Cost 14.14  
Basement Cost 0.00  
Total Base Cost 118.05  
Total Area 3,564  
Base RCN 420,730  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 420,730  
Physical Depreciation 10%  
Functional Depreciation  
Total Depreciation 10% (42,073)  
Total RCNLD 378,657  
Lump Sums  
Total Building Value 378,657 \$ 106.24 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CONC PAVING 25X66	0x0x0			5,676
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.00 x 5,676)			5,676	1,135	4,541
	FLV	WOOD DECK 4X24	0x0x0			1,637
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.00 x 1,637)			1,637	327	1,310
<b>Total Site Improvement Value</b>						<b>5,851</b>