



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:27:29
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Assessment Data					Primary Image				
Account	660016769								
Parcel ID	000000-00-0-10190-001-0063								
Cadastral ID	18-21-16-02570								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	342897								
HARDIN, CHRISTOPHER									
3115 FREDERICK RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	00718 WINTER LN								
Subdivision	HOLIDAY HILLS								
Lot/Block	0063 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	18 / 21 / 16 / 5								
Neighborhood	1170 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30582288 -95.64104519									
Building Permits									
W2 TR 63 BLOCK 1 HOLIDAY HILLS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	ARNOLD, JAMES R	10/06/2023	185,000	YES
					2239/702	BELL, JEFFREY BLAKE &	04/23/2012	135,000	YES
					2085/543	BROOKS, REECE M & JANIE M	02/08/2010	142,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	69,442	69,442	11%	7,639	Assessed	21,528	1,989.83
Year Frozen	0	Improvements	126,263	126,263		13,889	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	195,705	195,705		21,528	Total Taxable	21,528	1,990.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016769	HARDIN, CHRISTOPHER	17	189,374	0	20,831	1,925.00		
2024	2024-660016769	HARDIN, CHRISTOPHER	17	198,611	0	21,847	2,019.00		
2023	2023-660016769	ARNOLD, JAMES R &	17	165,452	1000	16,323	1,495.00		
2022	2022-660016769	ARNOLD, JAMES R &	17	152,895	1000	15,818	1,464.00		
2021	2021-660016769	ARNOLD, JAMES R &	17	158,592	1000	16,301	1,439.00		
2020	2020-660016769	ARNOLD, JAMES R &	17	154,873	1000	15,797	1,447.00		
2019	2019-660016769	ARNOLD, JAMES R &	17	146,554	1000	15,121	1,401.00		
2018	2018-660016769	ARNOLD, JAMES R &	17	154,529	1000	15,998	1,478.00		
2017	2017-660016769	ARNOLD, JAMES R &	17	153,312	1000	15,864	1,457.00		
2016	2016-660016769	ARNOLD, JAMES R &	17	149,395	1000	15,409	1,446.00		
2015	2015-660016769	ARNOLD, JAMES R &	17	144,832	1000	14,932	1,347.00		
2014	2014-660016769	ARNOLD, JAMES R &	17	147,594	1000	14,996	1,391.00		
2013	2013-660016769	ARNOLD, JAMES R &	17	141,187	1000	14,531	1,330.00		



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1193	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,756.00 x 1.42 = 69,442	
Factor Value		
Adjustments	1.0000	
Lot Value	69,442	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,894 / 1,894
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	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,517	90.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	222,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.93	Total Misc Impr	+	11,532			
Roofing Adj	+ 4.31	Garage Cost	+	12,487			
Subfloor Adj	+ 1.13	Total RCN	=	259,538			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	134,960			
Plumbing Adj	+ 5.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,578			
Adj Base Cost	= 124.35	Lot Value	+	69,442			
Total Area	x 1,894	Indicated Value	=	194,020			
Adjusted Cost	= 235,519	Value Per SqFt		102.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,578		
Lot Value	69,442		
Indicated Value	194,020	102.44	Per SqFt
Agland Value			
Site Improvements	1,685		
Total Value	195,705	103.33	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	40306	22x5		110	23.92		2,631
PATO	SLAB PORCH - OPEN	40307	26x18		468	8.13		3,805

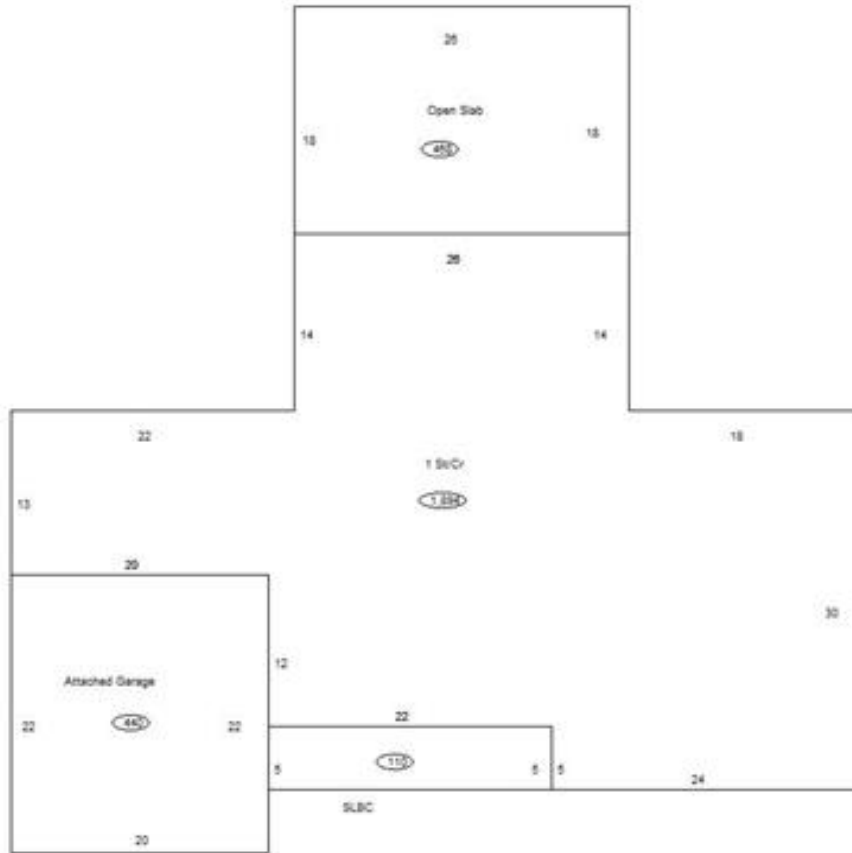


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Sketch Image

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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	1,894	1.000	1,894
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	110	1.000	110
4	M	PATO		10	Open Slab	468	1.000	468
Total Building Area						1,894		1,894



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	12x30x0			360
		Year		Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 360)		1,685		1,685	1,685
	STF Qual 2	STG FAIR Cond	0x0x0			
		Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF Qual 2	STG FAIR Cond	0x0x0			
		Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF Qual 2	STG FAIR Cond	0x0x0			
		Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	CP Qual	CARPORT DIRT Cond	0x0x0			
		Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					