



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 660016802 Parcel ID 000000-00-0-10190-001-0089 Cadastral ID 18-21-16-02900 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 268926 NEWBY, BEVERLY & LISA HUGHES 310 N HOGAN PRYOR OK 74361-0000 Parcel Location Situs 00743 SPRING LN Subdivision HOLIDAY HILLS Lot/Block 0089 / 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: 36.30309393 -95.64446041				Building Permits															
S2 TRACT 89 BLOCK 1 HOLIDAY HILLS				<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										
HV	Veteran	No	999,999		/	NEWBY, BEVERLY	11/07/2018	0	4										
H	Homestead	No	1,000		2704/704	FOSSA, MARJORIE F &	03/05/2018	0	4										
					2655/650	FOSSA, MARJORIE F	08/25/2017	0	4										
					2654/878	FOSSA, THOMAS J & MARJORIE F	08/08/2017	0	4										
					1121/870	VANCE, LINDA ANN	06/17/1998	90,000	No										
					807/219			61,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	1999	Land Value	60,455	34,270	11%	3,770	Assessed	21,903	2,024.49										
Year Frozen	2005	Improvements	200,877	164,844		18,133	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	261,332	199,114		21,903	Total Taxable	21,903	2,024.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016802	NEWBY, BEVERLY &			17	258,384	0	20,860	1,928.00										
2024	2024-660016802	NEWBY, BEVERLY &			17	236,576	0	19,866	1,836.00										
2023	2023-660016802	NEWBY, BEVERLY &			17	202,724	0	18,920	1,733.00										
2022	2022-660016802	NEWBY, BEVERLY &			17	184,656	0	18,020	1,668.00										
2021	2021-660016802	NEWBY, BEVERLY &			17	188,883	0	17,161	1,515.00										
2020	2020-660016802	NEWBY, BEVERLY &			17	180,894	0	16,344	1,497.00										
2019	2019-660016802	NEWBY, BEVERLY &			17	176,426	0	15,566	1,442.00										
2018	2018-660016802	NEWBY, BEVERLY			17	186,881	1000	13,825	1,277.00										
2017	2017-660016802	FOSSA, MARJORIE F &			17	185,245	14825		.00										
2016	2016-660016802	FOSSA, THOMAS J & MARJORIE F			17	180,549	1000	13,825	1,298.00										
2015	2015-660016802	FOSSA, THOMAS J & MARJORIE F			17	177,605	1000	13,825	1,247.00										
2014	2014-660016802	FOSSA, THOMAS J & MARJORIE F			17	179,102	1000	13,824	1,282.00										
2013	2013-660016802	FOSSA, THOMAS J & MARJORIE F			17	170,697	1000	13,825	1,265.00										



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9473	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,267.00 x 1.46 = 60,455	
Factor Value		
Adjustments	1.0000	
Lot Value	60,455	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,966 / 2,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,966
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-13\IMG_001! 9/13/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	285,935	96.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	246,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.34	Total Misc Impr	+	20,402			
Roofing Adj	+ 4.38	Garage Cost	+	17,211			
Subfloor Adj	+ -2.06	Total RCN	=	391,101			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	191,639			
Plumbing Adj	+ 3.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	199,462			
Adj Base Cost	= 119.18	Lot Value	+	60,455			
Total Area	x 2,966	Indicated Value	=	259,917			
Adjusted Cost	= 353,488	Value Per SqFt		87.63			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,462		
Lot Value	60,455		
Indicated Value	259,917	87.63	Per SqFt
Agland Value			
Site Improvements	1,415		
Total Value	261,332	88.11	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	40440	32x13		416	25.63		10,662
PRCH	SLAB PORCH - COVERED	40441	156		156	26.44		4,125
SHLT	STORM SHELTER			1	2019	0.00		



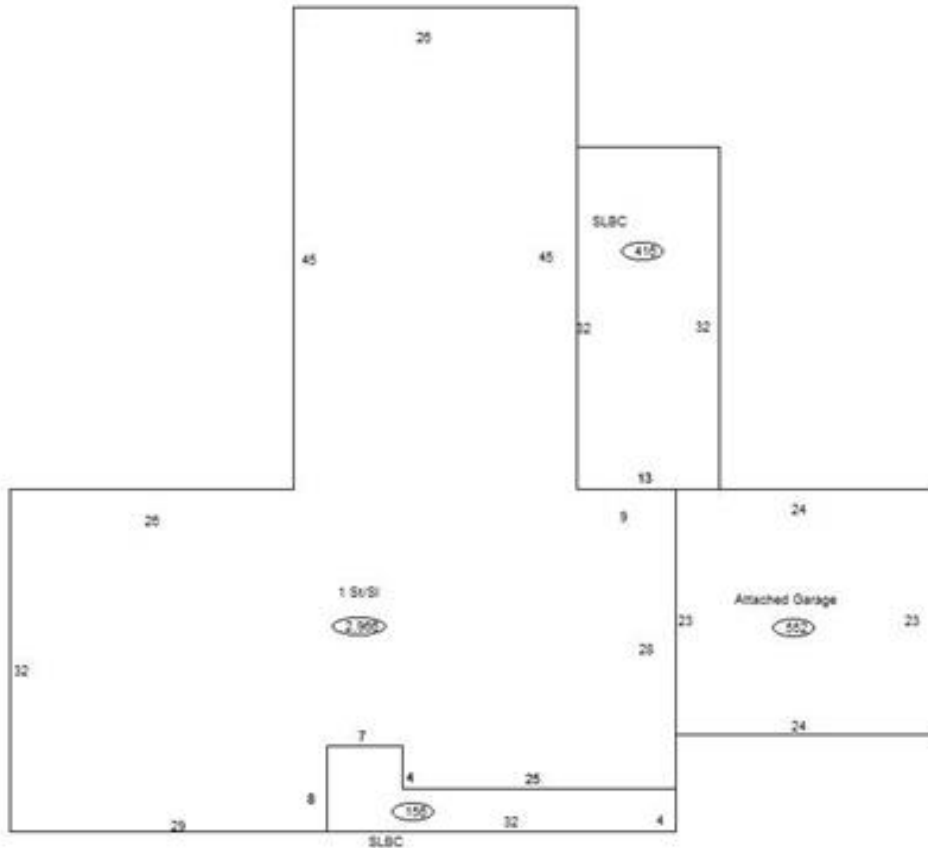
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,966	1.000	2,966
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	416	1.000	416
4	M	PRCH		13	SLBC	156	1.000	156
Total Building Area						2,966		2,966



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	14x24x0 Year		Eff Age 1520	336
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 336)	1,572		1,572	157
	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)				