



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	660017547								
Parcel ID	000000-00-0-00711-001-0013								
Cadastral ID	19-21-16-04420								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	1						
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	342122								
HIPP, NORMA & ANTHONY									
22404 S ROSE GLEN CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	22404 S ROSE GLEN CT								
Subdivision	ROSE GLEN AMENDED								
Lot/Block	0013 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	19 / 21 / 16 / 5								
Neighborhood	1089 - R-V03,4-SE CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28908086 -95.64236786									
Building Permits									
LOT 13 BLOCK 1 ROSE GLEN AMENDED									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	BEAUCHAMP, MICHAEL K &	07/24/2023	350,000	YES
					2422/400	PULLEY, ANDREW & BETH-BRADY-PL	08/22/2014	265,000	YES
					2253/86	SMITH, ELAINE &	06/15/2012	229,000	YES
					1752/770	PROVINCE, CINDY	02/16/2006	178,000	YES
					999/156	GAITHER-KNAPP DEVELOPMENT	07/31/1995	156,800	Yes
					956/282	ROSE GLEN DEVELOPMENT LTD	05/10/1994	23,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	83,501	83,501	11%	9,185	Assessed	37,313	3,448.84
Year Frozen	0	Improvements	255,710	255,710		28,128	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	339,211	339,211		37,313	Total Taxable	37,313	3,449.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660017547	HIPP, NORMA & ANTHONY			18	333,230	0	36,655	3,388.00
2024	2024-660017547	HIPP, NORMA & ANTHONY			18	350,000	0	38,500	3,558.00
2023	2023-660017547	HIPP, NORMA & ANTHONY			18	248,958	1000	25,208	2,309.00
2022	2022-660017547	BEAUCHAMP, MICHAEL K &			18	231,322	1000	24,445	2,263.00
2021	2021-660017547	BEAUCHAMP, MICHAEL K &			18	229,041	1000	24,195	2,136.00
2020	2020-660017547	BEAUCHAMP, MICHAEL K &			18	225,188	1000	23,771	2,177.00
2019	2019-660017547	BEAUCHAMP, MICHAEL K &			18	226,652	1000	23,932	2,217.00
2018	2018-660017547	BEAUCHAMP, MICHAEL K &			18	233,682	1000	24,705	2,283.00
2017	2017-660017547	BEAUCHAMP, MICHAEL K &			18	231,356	1000	24,449	2,243.00
2016	2016-660017547	BEAUCHAMP, MICHAEL K &			18	259,543	1000	27,550	2,582.00
2015	2015-660017547	BEAUCHAMP, MICHAEL K &			18	264,126	1000	28,054	2,526.00
2014	2014-660017547	BEAUCHAMP, MICHAEL K &			18	247,055	1000	25,339	2,350.00
2013	2013-660017547	PULLEY, ANDREW & BETH BRADY-PULLEY			18	232,467	1000	24,571	2,248.00



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Lot Data	Square-Foot - NBHD 1089 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0544	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,928.00 x 1.36 = 62,446	
Factor Value		
Adjustments	1.3372	
Lot Value	83,501	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,471 / 2,471
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,471
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	699 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



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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	303,244	122.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	312,640		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.87	Total Misc Impr	+	7,061	
Roofing Adj	+ 4.52	Garage Cost	+	20,921	
Subfloor Adj	+ -2.17	Total RCN	=	332,236	
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	93,026	
Plumbing Adj	+ 6.27	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	239,210	
Adj Base Cost	= 123.13	Lot Value	+	83,501	
Total Area	x 2,471	Indicated Value	=	322,711	
Adjusted Cost	= 304,254	Value Per SqFt		130.60	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,210		
Lot Value	83,501		
Indicated Value	322,711	130.60	Per SqFt
Agland Value			
Site Improvements	16,500		
Total Value	339,211	137.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42445	84		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	42446	13x6		78	26.68		2,081
PRCH	SLAB PORCH - COVERED	42447	8x6		48	26.78		1,285
PATO	SLAB PORCH - OPEN	42448	13x10		130	11.20		1,456



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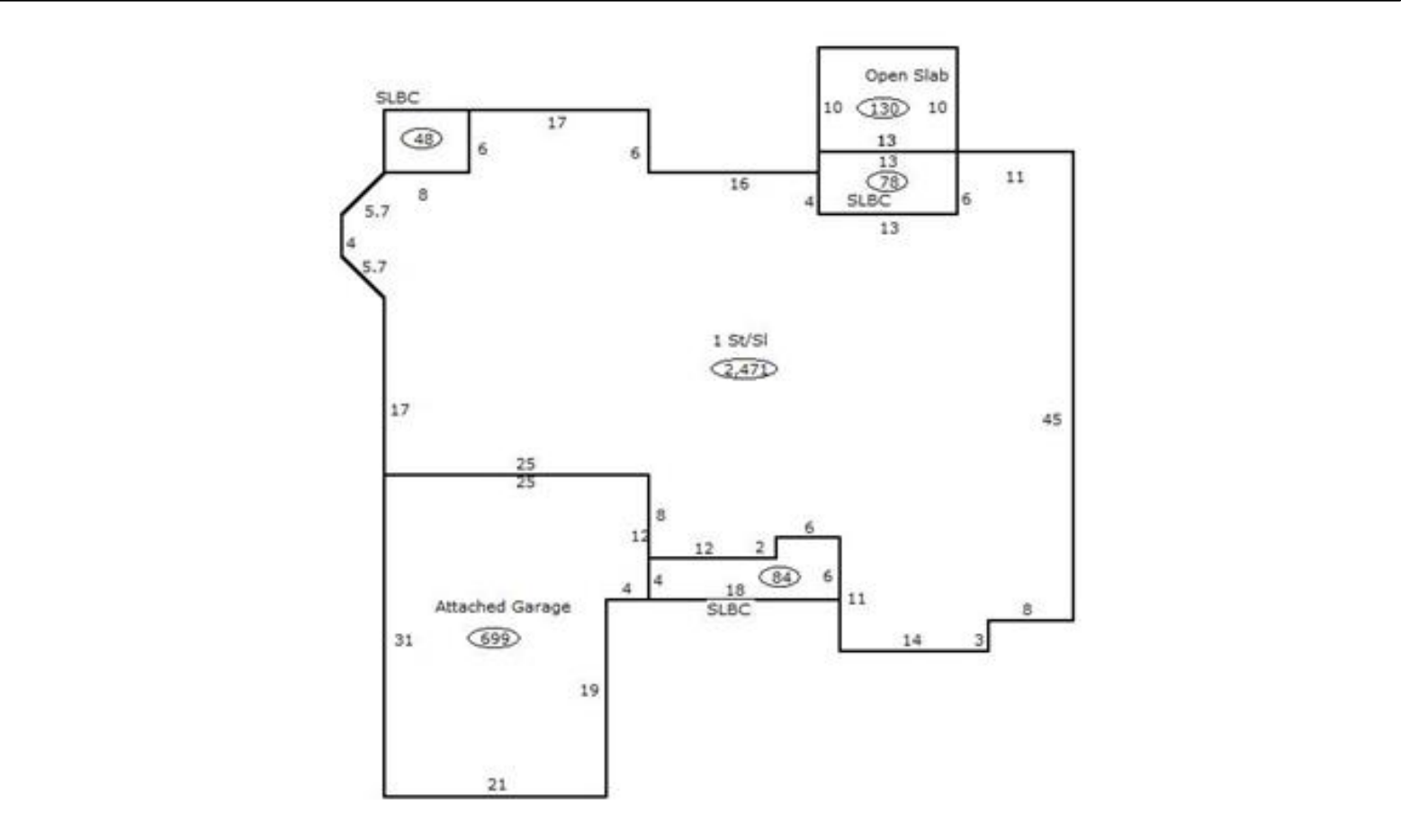
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,471	1.000	2,471
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PATO		13	Open Slab	130	1.000	130
6	G	1		13	Attached Garage	699	1.000	699
Total Building Area						2,471		2,471



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	13,500	16,500