



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:33:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018906 Parcel ID 23N17E-21-3-00000-000-0000 Cadastral ID 21-23-17-02800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 24084 HUBBARTT, PATRICK D & CINDY M 18451 E 390 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18451 E 390 RD Subdivision Lot/Block / Parcel Size 2.95 - Acres Sec/Twn/Rng 21 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.45292793 -95.49891580 S 792.5' E 269.29' SE SW LESS TR DESC 2023-002930 AS COMM SE/C SW; N01.3434W 485.28' TO POB; S88.3321W 269.29'; N01.3434W 307 22'; N88.3321E 269.29'; S01.3434E 322.36' TO POB.																																																																																																																									
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Time 00:33:53
Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.0003	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	130,692.00 x .42 = 54,453	
Factor Value		
Adjustments	1.0000	
Lot Value	54,453	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	15% Frame, Siding, Wood 85% Veneer, Masonry
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37



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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	222,298	125.59	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.01	Total Misc Impr	+	17,356			
Roofing Adj	+ 4.37	Garage Cost	+	18,428			
Subfloor Adj	+ -1.15	Total RCN	=	256,415			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	117,951			
Plumbing Adj	+ 7.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	138,464			
Adj Base Cost	= 124.65	Lot Value	+	54,453			
Total Area	x 1,770	Indicated Value	=	192,917			
Adjusted Cost	= 220,631	Value Per SqFt		108.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,464		
Lot Value	54,453		
Indicated Value	192,917	108.99	Per SqFt
Agland Value			
Site Improvements	40,993		
Total Value	233,910	132.15	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	45788	16x10		160	23.72		3,795
PRCH	SLAB PORCH - COVERED	45789	128		128	23.84		3,052
CPDT	Carport - Detached	116416	24x21		504	10.74		5,413



Rogers

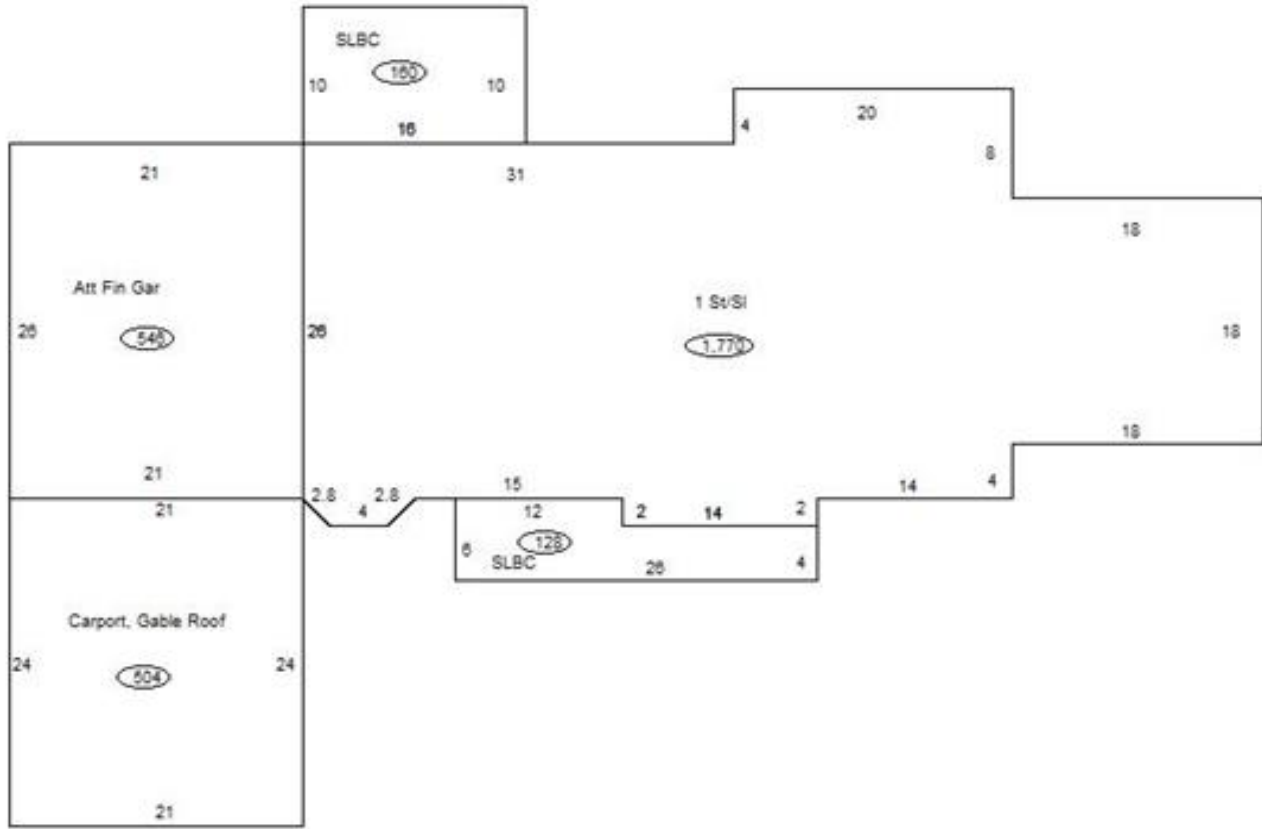
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Date 04/17/2026
 Time 00:33:53
 Page 3

Sketch Image

660018906



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,770	1.000	1,770
2	G	5		13	Att Fin Gar	546	1.000	546
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	128	1.000	128
5	G	3		13	Carport, Gable Roof	504	1.000	504
Total Building Area						1,770		1,770



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Date 04/17/2026
 Time 00:33:53
 Page 4

660018906

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	16x36x0			576	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total		RCN	Depr (33% Phys/ % Func)	RCNLD
		Base Cost (50.66 x 576)	29,180		29,180	9,629	19,551
	SHDS	Shed - Small	8x24x8		Plank	Composition Shingle	192
	Qual	2	Cond 2	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (18.95 x 192)	3,638		3,638	3,638	
	UTIL	SHOP BUILDING	36x24x10		Plank	Formed Metal	864
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (33.09 x 864)	28,590		28,590	7,148	21,442