



# 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	660020946								
Parcel ID	21N15E-25-2-00000-000-0000								
Cadastral ID	25-21-15-00700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	267493								
HINDS, STACY L & SUZANNE R									
23023 S 4120 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23023 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	23.67 - Acres						
Sec/Twn/Rng	25 / 21 / 15 / 2								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.27677065 -95.66714092									
N2 NW LESS E 1760' THEREOF & LESS W 522.75' S 250' THEREOF									
Building Permits									
Number	Description	Opened	Closed	Amount					
R17	R17-POSS NEW SFR	03/2016	09/2016						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HINDS, STACY L & SUZANNE R	10/31/2019	0	4					
2446/502	HINDS, STONEY & RAYMOND &	12/24/2014	0	4					
1008/751	WRIGHT, CONNIE C TRUSTEE	11/24/1995	208,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	3,313	3,313	11%	364	Assessed	38,757 4,035.84	
Year Frozen	0	Improvements	452,499	349,025		38,393	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	455,812	352,338		38,757	Total Taxable	37,757 3,949.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660020946	HINDS, STACY L & SUZANNE R	4	411,991	1000	36,628	3,831.00		
2024	2024-660020946	HINDS, STACY L & SUZANNE R	4	431,933	1000	35,532	3,416.00		
2023	2023-660020946	HINDS, STACY L & SUZANNE R	4	348,997	1000	34,468	3,264.00		
2022	2022-660020946	HINDS, STACY L & SUZANNE R	4	348,980	1000	33,435	3,224.00		
2021	2021-660020946	HINDS, STACY L & SUZANNE R	4	308,910	1000	32,432	3,045.00		
2020	2020-660020946	HINDS, STACY L & SUZANNE R	4	303,108	1000	31,458	2,960.00		
2019	2019-660020946	HINDS, STACY L & SUZANNE R	4	286,486	1000	30,514	2,917.00		
2018	2018-660020946	HINDS, STACY L & SUZANNE R	4	295,402	1000	31,494	3,012.00		
2017	2017-660020946	HINDS, STACY L & SUZANNE R	4	291,906	1000	31,056	2,977.00		
2016	2016-660020946	HINDS, STACY L & SUZANNE R	4	3,969	0	372	36.00		
2015	2015-660020946	HINDS, STACY L & SUZANNE R	4	3,287	0	362	35.00		
2014	2014-660020946	HINDS, STONEY & RAYMOND &	4	9,852	0	1,084	99.00		
2013	2013-660020946	HINDS, STONEY & RAYMOND &	4	9,852	0	1,084	102.00		




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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Masonry
Base/Total Area	2,630 / 2,630
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,630
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	882 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	111.43	Total Misc Impr	+ 22,332				
Roofing Adj	+ 5.77	Garage Cost	+ 40,060				
Subfloor Adj	+ -4.54	Total RCN	= 426,752				
Heat/Cool Adj	+ 16.31	Depreciation ( 8%)	- 34,140				
Plumbing Adj	+ 9.57	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 392,612				
Adj Base Cost	= 138.54	Lot Value	+ 392,612				
Total Area	x 2,630	Indicated Value	= 392,612				
Adjusted Cost	= 364,360	Value Per SqFt	149.28				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	392,612		
Lot Value			
Indicated Value	392,612	149.28	Per SqFt
Agland Value	3,313		
Site Improvements	59,887		
Total Value	455,812	173.31	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	129318	30x5		150	32.57		4,886
PRCH	SLAB PORCH - COVERED	129319	320		320	31.88		10,202



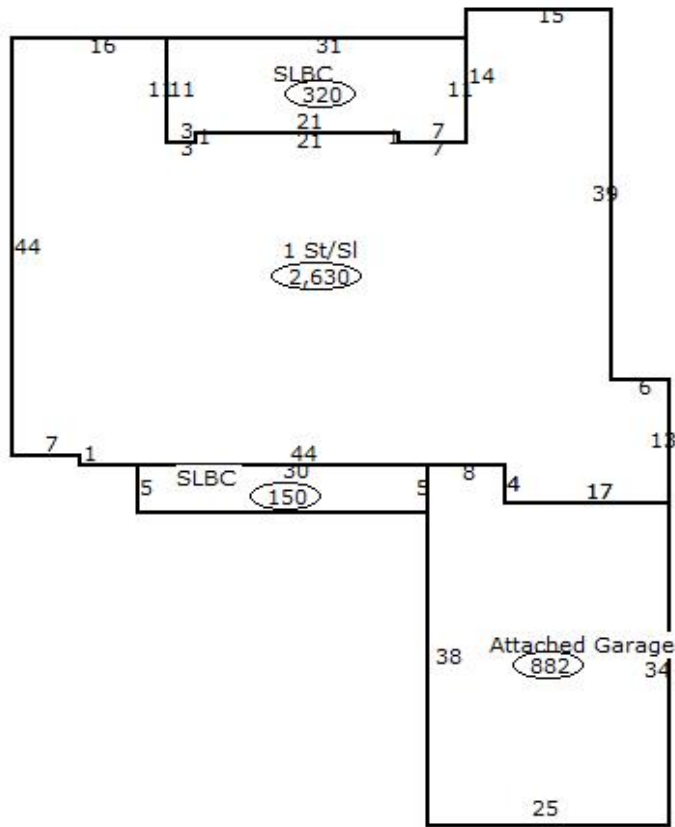
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	2,630	1.000	2,630
2	G	1		20	Attached Garage	882	1.000	882
3	M	PRCH		20	SLBC	150	1.000	150
4	M	PRCH		20	SLBC	320	1.000	320
<b>Total Building Area</b>						2,630		2,630



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1) 25,000		25,000	5,250	19,750



UTIL	SHOP BUILDING	50x30x0			1,500
Qual 3	Cond 3	Year 2016	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (31.48 x 1,500) 47,220		47,220	7,083	40,137



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			3.670	122	122	449	449
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			2.000	72	72	144	144
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			3.000	187	187	562	562
<b>NTV PST Totals</b>						8.670			1,155	1,155
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			13.000	143	143	1,856	1,856
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			1.000	84	84	84	84
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			1.000	218	218	218	218
<b>IMP PST Totals</b>						15.000			2,158	2,158
<b>Total Agland</b>						23.670			3,313	3,313