



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:09:13
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021166 Parcel ID 000000-00-0-00054-001-0011 Cadastral ID 25-23-16-03800 Property Type REAL - Real Property Property Class RCP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 329118 BRANDON & ANDREA HEDGES LLC 19611 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 11021 S 4180 RD Subdivision BLUE CREEK ESTATES Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 23 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S007 - FOYIL SCHOOLS					<p style="text-align: right;">4/2/2024</p>																																																																																																																				
Legal Description Lot/Long: 36.45195145 -95.56079348 LOT 11 BLOCK 1 BLUE CREEK ESTATES																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <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>R20</td> <td>R21- RE-OPENED STORE</td> <td>05/2020</td> <td>07/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- RE-OPENED STORE	05/2020	07/2020																																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
R20	R21- RE-OPENED STORE	05/2020	07/2020																																																																																																																						
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>101.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 14,977</td> <td>14,977</td> <td>11%</td> <td>1,647</td> <td>Assessed</td> <td>5,773</td> <td>586.88</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 45,073</td> <td>37,503</td> <td></td> <td>4,126</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 60,050</td> <td>52,480</td> <td></td> <td>5,773</td> <td>Total Taxable</td> <td>5,773</td> <td>587.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	Remove Cap	2020	Land Value 14,977	14,977	11%	1,647	Assessed	5,773	586.88	Year Frozen	0	Improvements 45,073	37,503		4,126	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 60,050	52,480		5,773	Total Taxable	5,773	587.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BAKER & BAKER PROPERTIES LLC</td> <td>10/17/2019</td> <td>64,000</td> <td>YES</td> </tr> <tr> <td>2547/614</td> <td>BAKER, ALAN WAYNE &</td> <td>04/20/2016</td> <td>0</td> <td>4</td> </tr> <tr> <td>2149/809</td> <td>DACO CONSTRUCTION INC</td> <td>12/29/2010</td> <td>0</td> <td>5</td> </tr> <tr> <td>1268/885</td> <td>BANK OF CHELSEA</td> <td>01/31/2001</td> <td>58,000</td> <td>No</td> </tr> <tr> <td>1266/91</td> <td>TABER, LARRY E & VIVIAN K</td> <td>01/18/2001</td> <td>0</td> <td>No</td> </tr> <tr> <td>985/893</td> <td>BANK OF CHELSEA</td> <td>03/31/1995</td> <td>62,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BAKER & BAKER PROPERTIES LLC	10/17/2019	64,000	YES	2547/614	BAKER, ALAN WAYNE &	04/20/2016	0	4	2149/809	DACO CONSTRUCTION INC	12/29/2010	0	5	1268/885	BANK OF CHELSEA	01/31/2001	58,000	No	1266/91	TABER, LARRY E & VIVIAN K	01/18/2001	0	No	985/893	BANK OF CHELSEA	03/31/1995	62,000	Yes																																
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax																																																																																																																	
Remove Cap	2020	Land Value 14,977	14,977	11%	1,647	Assessed	5,773	586.88																																																																																																																	
Year Frozen	0	Improvements 45,073	37,503		4,126	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 60,050	52,480		5,773	Total Taxable	5,773	587.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	BAKER & BAKER PROPERTIES LLC	10/17/2019	64,000	YES																																																																																																																					
2547/614	BAKER, ALAN WAYNE &	04/20/2016	0	4																																																																																																																					
2149/809	DACO CONSTRUCTION INC	12/29/2010	0	5																																																																																																																					
1268/885	BANK OF CHELSEA	01/31/2001	58,000	No																																																																																																																					
1266/91	TABER, LARRY E & VIVIAN K	01/18/2001	0	No																																																																																																																					
985/893	BANK OF CHELSEA	03/31/1995	62,000	Yes																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660021166</td><td>BRANDON & ANDREA HEDGES LLC</td><td>70</td><td>61,813</td><td>0</td><td>5,497</td><td>558.00</td></tr> <tr><td>2024</td><td>2024-660021166</td><td>BRANDON & ANDREA HEDGES LLC</td><td>70</td><td>49,740</td><td>0</td><td>5,235</td><td>546.00</td></tr> <tr><td>2023</td><td>2023-660021166</td><td>BRANDON & ANDREA HEDGES LLC</td><td>70</td><td>45,335</td><td>0</td><td>4,986</td><td>520.00</td></tr> <tr><td>2022</td><td>2022-660021166</td><td>BRANDON & ANDREA HEDGES LLC</td><td>70</td><td>44,709</td><td>0</td><td>4,918</td><td>514.00</td></tr> <tr><td>2021</td><td>2021-660021166</td><td>BRANDON & ANDREA HEDGES LLC</td><td>70</td><td>60,218</td><td>0</td><td>6,624</td><td>675.00</td></tr> <tr><td>2020</td><td>2020-660021166</td><td>BRANDON & ANDREA HEDGES LLC</td><td>70</td><td>60,697</td><td>0</td><td>6,676</td><td>707.00</td></tr> <tr><td>2019</td><td>2019-660021166</td><td>BAKER & BAKER PROPERTIES LLC</td><td>70</td><td>40,960</td><td>0</td><td>4,454</td><td>473.00</td></tr> <tr><td>2018</td><td>2018-660021166</td><td>BAKER & BAKER PROPERTIES LLC</td><td>70</td><td>41,179</td><td>0</td><td>4,242</td><td>442.00</td></tr> <tr><td>2017</td><td>2017-660021166</td><td>BAKER & BAKER PROPERTIES LLC</td><td>70</td><td>88,629</td><td>0</td><td>4,040</td><td>422.00</td></tr> <tr><td>2016</td><td>2016-660021166</td><td>BAKER & BAKER PROPERTIES LLC</td><td>70</td><td>88,629</td><td>0</td><td>3,848</td><td>416.00</td></tr> <tr><td>2015</td><td>2015-660021166</td><td>BAKER, ALAN WAYNE &</td><td>70</td><td>33,315</td><td>0</td><td>3,665</td><td>393.00</td></tr> <tr><td>2014</td><td>2014-660021166</td><td>BAKER, ALAN WAYNE &</td><td>70</td><td>33,315</td><td>0</td><td>3,665</td><td>387.00</td></tr> <tr><td>2013</td><td>2013-660021166</td><td>BAKER, ALAN WAYNE &</td><td>70</td><td>33,315</td><td>0</td><td>3,665</td><td>378.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660021166	BRANDON & ANDREA HEDGES LLC	70	61,813	0	5,497	558.00	2024	2024-660021166	BRANDON & ANDREA HEDGES LLC	70	49,740	0	5,235	546.00	2023	2023-660021166	BRANDON & ANDREA HEDGES LLC	70	45,335	0	4,986	520.00	2022	2022-660021166	BRANDON & ANDREA HEDGES LLC	70	44,709	0	4,918	514.00	2021	2021-660021166	BRANDON & ANDREA HEDGES LLC	70	60,218	0	6,624	675.00	2020	2020-660021166	BRANDON & ANDREA HEDGES LLC	70	60,697	0	6,676	707.00	2019	2019-660021166	BAKER & BAKER PROPERTIES LLC	70	40,960	0	4,454	473.00	2018	2018-660021166	BAKER & BAKER PROPERTIES LLC	70	41,179	0	4,242	442.00	2017	2017-660021166	BAKER & BAKER PROPERTIES LLC	70	88,629	0	4,040	422.00	2016	2016-660021166	BAKER & BAKER PROPERTIES LLC	70	88,629	0	3,848	416.00	2015	2015-660021166	BAKER, ALAN WAYNE &	70	33,315	0	3,665	393.00	2014	2014-660021166	BAKER, ALAN WAYNE &	70	33,315	0	3,665	387.00	2013	2013-660021166	BAKER, ALAN WAYNE &	70	33,315	0	3,665	378.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660021166	BRANDON & ANDREA HEDGES LLC	70	61,813	0	5,497	558.00																																																																																																																		
2024	2024-660021166	BRANDON & ANDREA HEDGES LLC	70	49,740	0	5,235	546.00																																																																																																																		
2023	2023-660021166	BRANDON & ANDREA HEDGES LLC	70	45,335	0	4,986	520.00																																																																																																																		
2022	2022-660021166	BRANDON & ANDREA HEDGES LLC	70	44,709	0	4,918	514.00																																																																																																																		
2021	2021-660021166	BRANDON & ANDREA HEDGES LLC	70	60,218	0	6,624	675.00																																																																																																																		
2020	2020-660021166	BRANDON & ANDREA HEDGES LLC	70	60,697	0	6,676	707.00																																																																																																																		
2019	2019-660021166	BAKER & BAKER PROPERTIES LLC	70	40,960	0	4,454	473.00																																																																																																																		
2018	2018-660021166	BAKER & BAKER PROPERTIES LLC	70	41,179	0	4,242	442.00																																																																																																																		
2017	2017-660021166	BAKER & BAKER PROPERTIES LLC	70	88,629	0	4,040	422.00																																																																																																																		
2016	2016-660021166	BAKER & BAKER PROPERTIES LLC	70	88,629	0	3,848	416.00																																																																																																																		
2015	2015-660021166	BAKER, ALAN WAYNE &	70	33,315	0	3,665	393.00																																																																																																																		
2014	2014-660021166	BAKER, ALAN WAYNE &	70	33,315	0	3,665	387.00																																																																																																																		
2013	2013-660021166	BAKER, ALAN WAYNE &	70	33,315	0	3,665	378.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:09:13
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	59,519.00 x 1.05 = 62,430		
Factor Value	0		
Adjustments	23.99%		
Lot Value	14,977		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1038165
Total Building Area	1,500	Image Date	4/2/2024
Total Base Value	162,900	Name	001.JPG
Modifier Value		Description	
Misc Improvements			
Replacement Cost New	162,900		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	32,580		
Economic Depreciation			
RCNLD (All Sources)	32,580		
Depreciated Improvements			
Outbuilding Value	12,493		
Total Improvement Value	45,073		
Land Value	14,977		
Cost Approach Value	60,050	40.03/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	12,493
Miscellaneous Income		Land Value	14,977
Effective Gross Income (EGI)		Total Appraised Value	60,050
Total Expenses			40.03/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

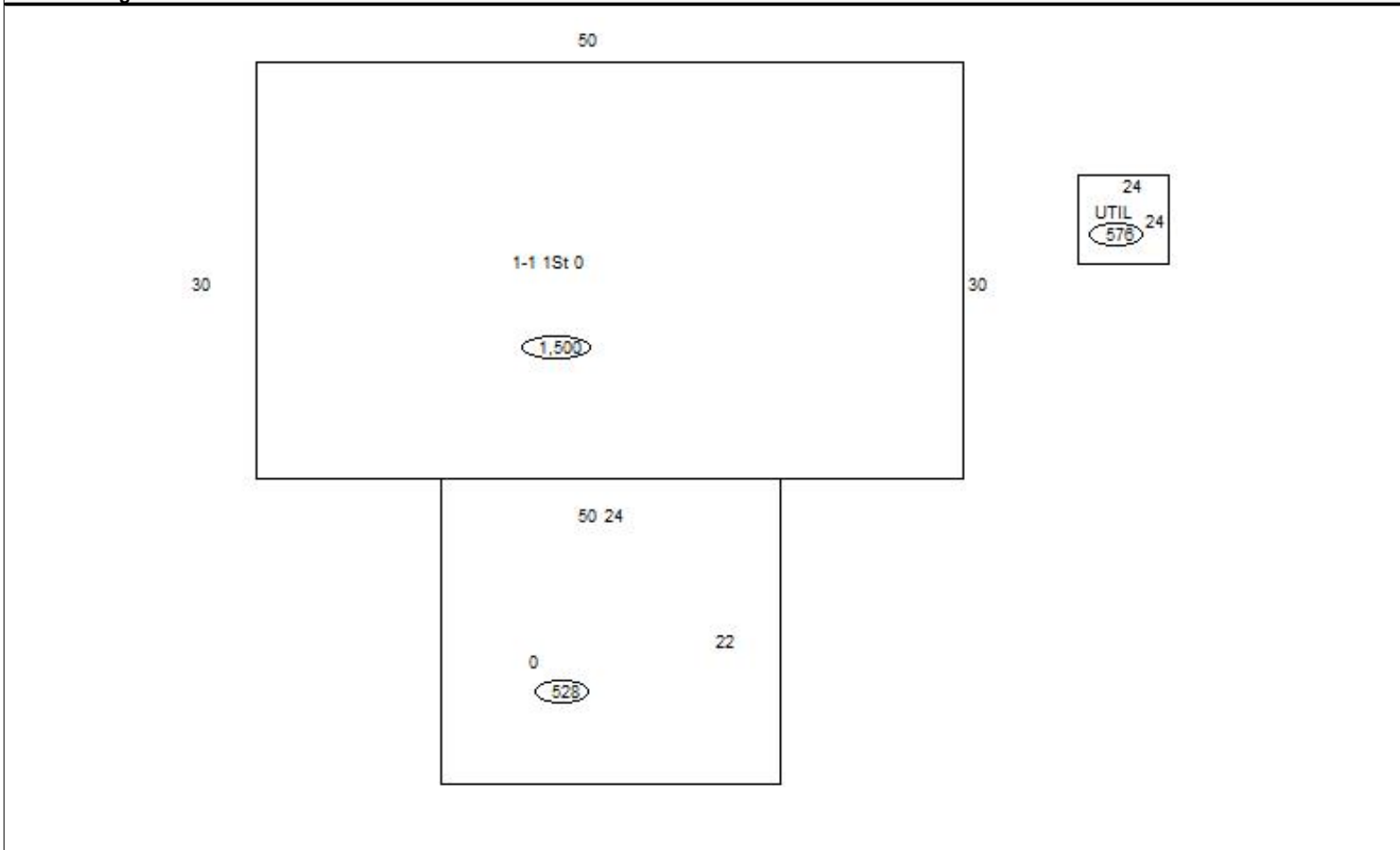
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:09:13
 Page 3

Sketch Image

660021166



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	531		13	1-1 1St 0	1,500	1.000	1,500
2	O	FLV1		13	0	528	1.000	528
3	O	UTIL		50	UTIL	576	1.000	576
Total Building Area						1,500		1,500



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:09:13
Page 4

Account 660021166
Parcel ID 000000-00-0-00054-001-0011
Cadastral ID 25-23-16-03800

Tax Area Code 70
Property Class RCP
Owners Name BRANDON & ANDREA HEDGES LLC

Building Data

Building ID 562
Building Sequence 1
Occupancy 1 531 Mini-Mart Convenience Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1960
Effective Age 43
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 1 - Electric Wall
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 001.JPG
Image Date 4/2/2024
Image Name 001.JPG
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 65.49
Wall Cost 40.26
HVAC Cost 2.85
Basement Cost 0.00
Total Base Cost 108.60
Total Area 1,500
Base RCN 162,900
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 162,900
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (130,320)
Total RCNLD 32,580
Lump Sums
Total Building Value 32,580 \$ 21.72 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor


Date 04/16/2026

Time 21:09:13

Page 5

660021166

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x24x10	Concrete	Formed Metal	576
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (33.54 x 576)		19,319	9,466	9,853
FLV1	0		0x0x0	0		528
Qual	0	Cond 0	Year 0	Eff Age 0		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.00 x 528)		2,640		2,640
Total Site Improvement Value						12,493