



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:00:42
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023008 Parcel ID 000000-00-0-00822-001-0008 Cadastral ID 27-21-16-01270 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 315886 HILL, DAVID RYAN & JENNIFER DEANN 23074 S HWY 88 CLAREMORE OK 74019-0000 Parcel Location Situs 23074 S HWY 88 Subdivision TIAWAH VALLEY Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 16 / 5 Neighborhood 1129 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27571863 -95.58296610																																																																																																																									
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1129 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0135 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,149.00 x .99 = 43,855 Factor Value Adjustments 1.0000 Lot Value 43,855		<p>01/23/2023 14:21</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (133)\IMG_0036.JPG 1/23/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Vinyl
Base/Total Area	2,277 / 2,277
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,277
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	810 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1988 / 29

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 230,139 101.07 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	76.51	Total Misc Impr	+ 12,737	Roofing Adj	+ 3.49	Garage Cost	+ 17,666
Subfloor Adj	+ 0.00	Total RCN	= 248,653	Heat/Cool Adj	+ 10.30	Depreciation (41%)	- 101,948
Plumbing Adj	+ 5.55	Lump Sums	+ 1,227	Basement Adj	+ 0.00	RCNLD	= 147,932
Adj Base Cost	= 95.85	Lot Value	+ 43,855	Total Area	x 2,277	Indicated Value	= 191,787
		Value Per SqFt	84.23	Adjusted Cost	= 218,250		

Value Reconciliation
Selected Approach Cost Approach Improvements 147,932 Lot Value 43,855 Indicated Value 191,787 84.23 Per SqFt Agland Value Site Improvements 11,314 Total Value 203,101 89.20 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2015	1	0.00		
PRCH	SLAB PORCH - COVERED	56777	30x6		180	20.73		3,731
PATO	SLAB PORCH - OPEN	56778	31x5		155	9.78		1,516
WODO	WOOD DECK - OPEN	56779	18x12		216	18.94	70%	1,227
PATO	SLAB PORCH - OPEN	56780	50x5		250	8.66		2,165
PRCH	SLAB PORCH - COVERED	56781	26x10		260	20.48		5,325



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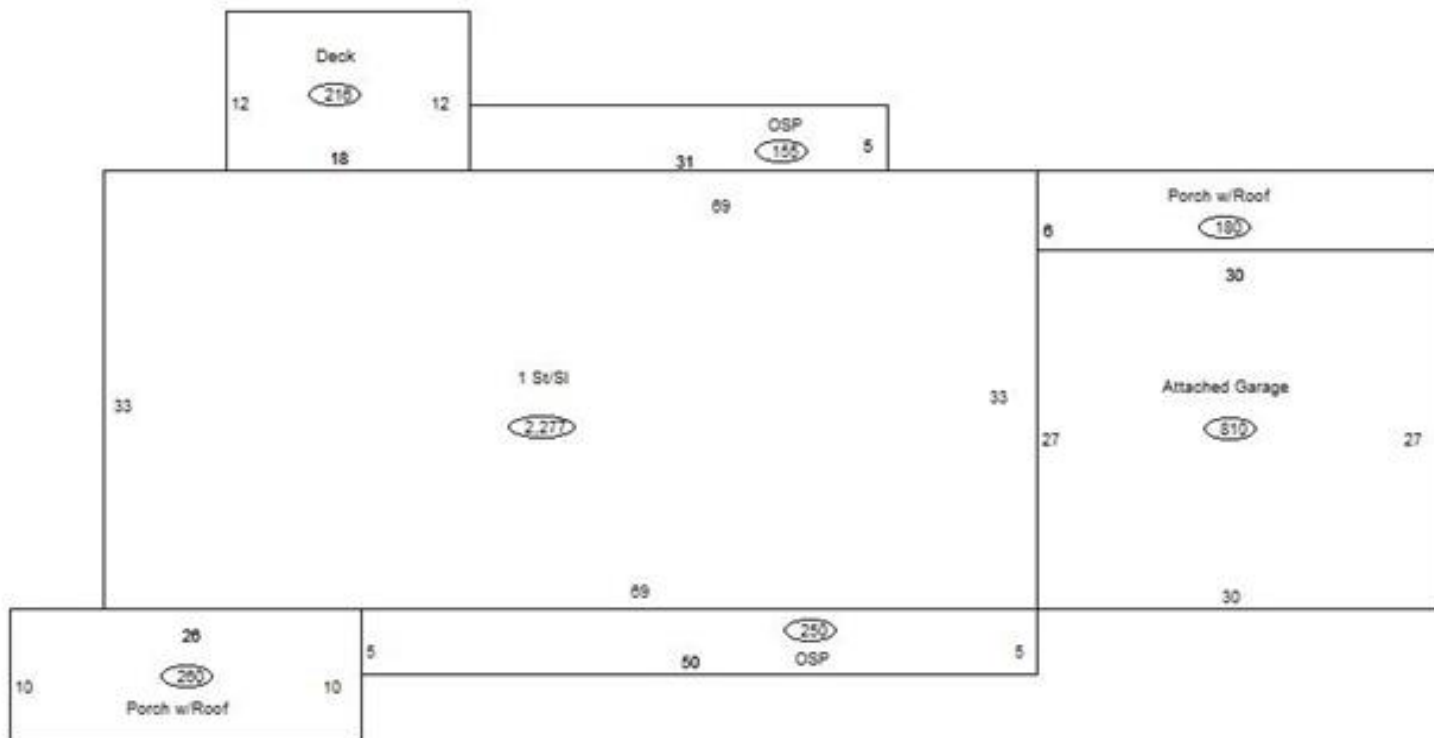
Date 04/18/2026

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Sketch Image

660023008



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,277	1.000	2,277
2	G	1		13	Attached Garage	810	1.000	810
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PATO		13	Open Slab	155	1.000	155
5	M	WODO		13	WODO	216	1.000	216
6	M	PATO		13	Open Slab	250	1.000	250
7	M	PRCH		13	SLBC	260	1.000	260
Total Building Area						2,277		2,277



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x 240) 1,022		Modifier Total	RCN 1,022	Depr (75% Phys/ % Func) 767	RCNLD 255
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,152
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 1,152) 18,432		Modifier Total	RCN 18,432	Depr (40% Phys/ % Func) 7,373	RCNLD 11,059
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD