



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	660023744								
Parcel ID	21N16E-28-2-00000-000-0000								
Cadastral ID	28-21-16-00800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	21 - CLAREMORE RURAL/VERD FIR								
Name ID	272549								
HUNTER, CARL C									
REVOCABLE TRUST									
12247 E OAK DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23425 S 4150 RD								
Subdivision									
Lot/Block	/	Parcel Size	12.67 - Acres						
Sec/Twn/Rng	28 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27371234 -95.61246805									
N 594' NE SW NW & N 66' S2 NW SW NW & N 66' SW SW NW & S 264' NW SW NW LESS W 220', N 198' S2 NW SW NW & LESS S 264', E 594' NE SW NW.					Building Permits				
					Number	Description	Opened	Closed	Amount
					R2015 10 19 7843	R16-NEW 24X30 720 SQ FT DETACH G R4-HORSE BARN (POLE)	10/2015	12/2015	11,000
							01/2003	02/2004	2,880
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	HUNTER, M R TRUSTEE	11/04/2022	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	0	Land Value	153,667	46,961	11%	5,166	Assessed	17,829	1,946.42
Year Frozen	2005	Improvements	237,410	115,113		12,663	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	391,077	162,074		17,829	Total Taxable	17,829	1,946.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660023744	HUNTER, CARL C	21	346,239	0	16,979	1,853.00		
2024	2024-660023744	HUNTER, CARL C	21	358,891	0	16,171	1,662.00		
2023	2023-660023744	HUNTER, CARL C	21	229,919	0	15,401	1,570.00		
2022	2022-660023744	HUNTER, M R TRUSTEE	21	236,846	1000	13,668	1,416.00		
2021	2021-660023744	HUNTER, M R TRUSTEE	21	282,154	1000	15,672	1,556.00		
2020	2020-660023744	HUNTER, M R TRUSTEE	21	271,408	1000	15,672	1,607.00		
2019	2019-660023744	HUNTER, M R TRUSTEE	21	264,023	1000	15,672	1,624.00		
2018	2018-660023744	HUNTER, M R TRUSTEE	21	270,247	1000	15,672	1,620.00		
2017	2017-660023744	HUNTER, M R TRUSTEE	21	268,401	1000	15,672	1,610.00		
2016	2016-660023744	HUNTER, M R TRUSTEE	21	263,189	1000	15,672	1,641.00		
2015	2015-660023744	HUNTER, M R TRUSTEE	21	251,318	1000	15,031	1,518.00		
2014	2014-660023744	HUNTER, M R TRUSTEE	21	252,922	1000	15,031	1,559.00		
2013	2013-660023744	HUNTER, M R TRUSTEE	21	241,970	1000	15,031	1,540.00		



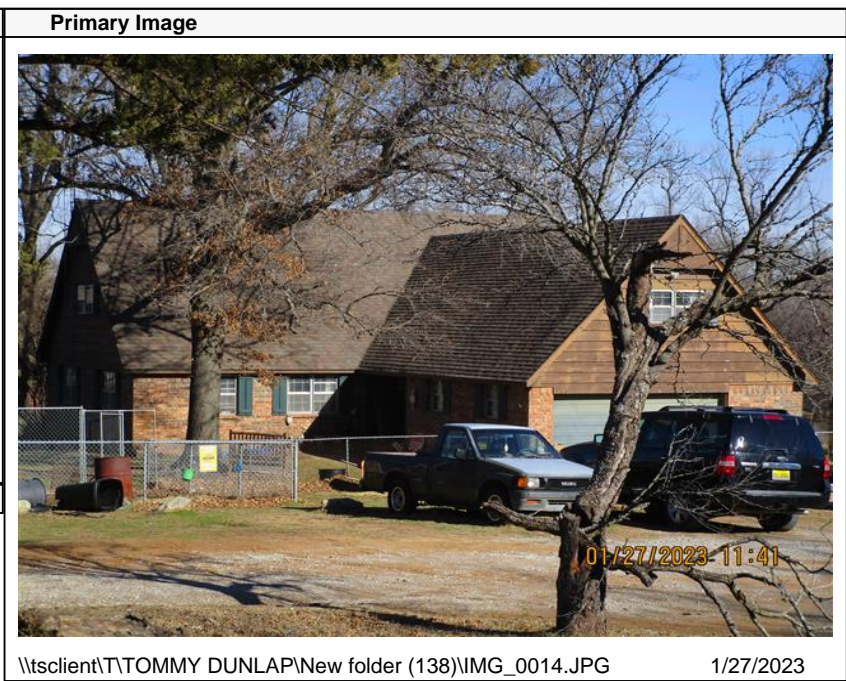
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	13.0385		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	567,957.00 x .27 = 153,667		
Factor Value			
Adjustments	1.0000		
Lot Value	153,667		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,590 / 2,808
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,590
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	370,969 132.11 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	213,495
Lot Value	153,667
Indicated Value	367,162 130.76 Per SqFt
Agland Value	
Site Improvements	23,915
Total Value	391,077 139.27 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.55	Total Misc Impr	+	15,779
Roofing Adj	+ 3.44	Garage Cost	+	26,953
Subfloor Adj	+ -2.69	Total RCN	=	395,361
Heat/Cool Adj	+ 16.31	Depreciation (46%)	-	181,866
Plumbing Adj	+ 8.97	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	213,495
Adj Base Cost	= 125.58	Lot Value	+	153,667
Total Area	x 2,808	Indicated Value	=	367,162
Adjusted Cost	= 352,629	Value Per SqFt		130.76

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58315	10x8		80	32.94		2,635
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	58316	25x15		375	35.05		13,144



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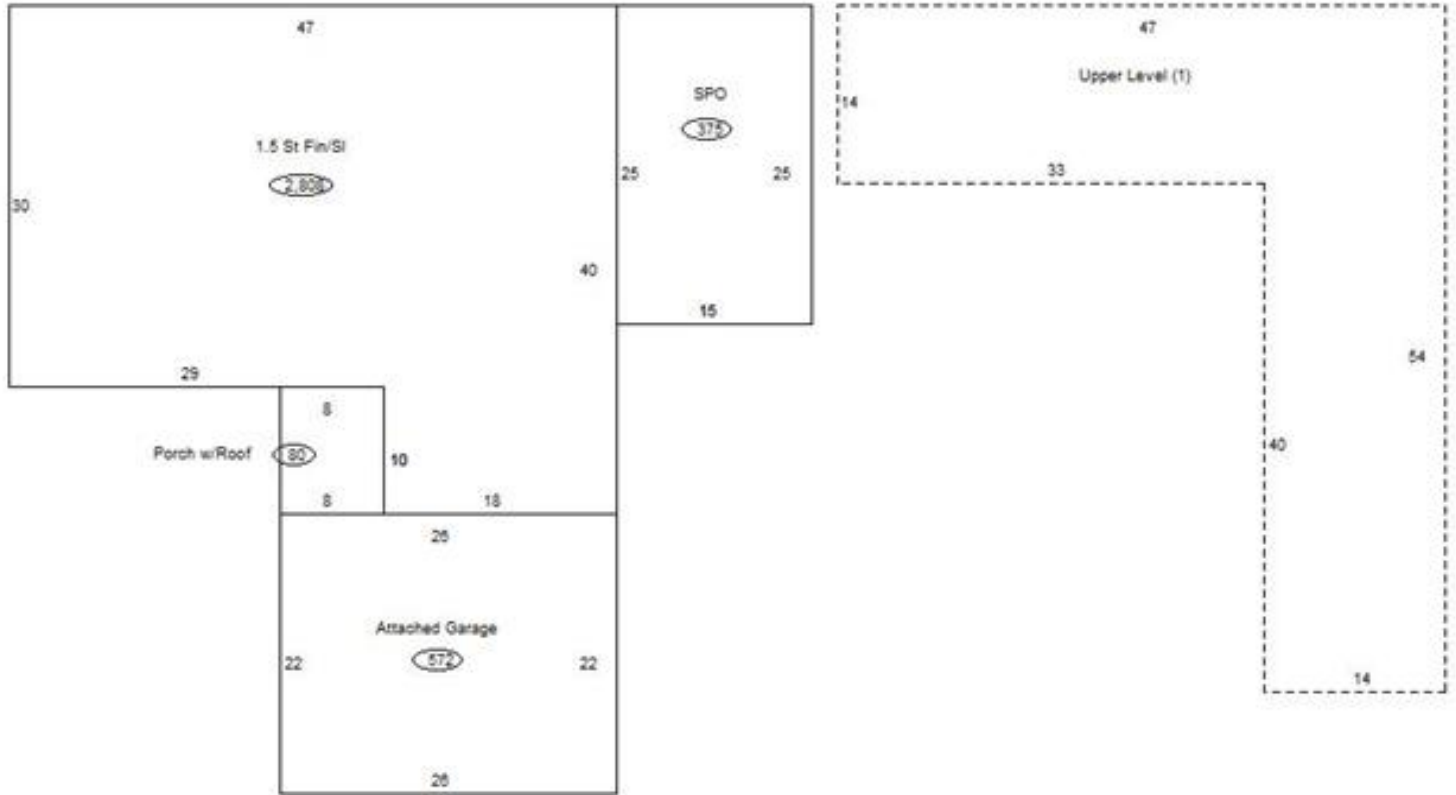
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,590	1.766	2,808
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	80	1.000	80
4	M	EPKS		10	Screen Porch	375	1.000	375
5	U	^UL		10	Upper Level (1)	1,218	1.000	1,218
Total Building Area						1,590		2,808



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x24x0			720
	Qual	2	Cond	Year	2015	Eff Age
	Valuation Summary Base Cost (32.93 x 720) 23,710		Modifier Total		RCN 23,710	Depr (0% Phys/ % Func)
	LF	LOAFING SHED	0x0x0			64
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary Base Cost (4.26 x 64) 273		Modifier Total		RCN 273	Depr (25% Phys/ % Func) 68
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)