



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:39:42  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024367 <b>Parcel ID</b> 23N17E-28-2-00000-000-0000 <b>Cadastral ID</b> 28-23-17-01100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 337303 PITTS, PAULA S & CHRISTOPHER HOFFMAN & TYLER HOFFMAN 18235 E 394 RD CLAREMORE OK 74017-3306  <b>Parcel Location</b> <b>Situs</b> 18235 394 RD UNIT <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.26 - Acres <b>Sec/Twn/Rng</b> 28 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.44548185 -95.50054161																																																																																																																									
<b>Legal Description</b> S 676.5' SE NW LESS N 330.50' THEREOF & LESS W 30' OF S 346' THEREOF					<b>Building Permits</b> <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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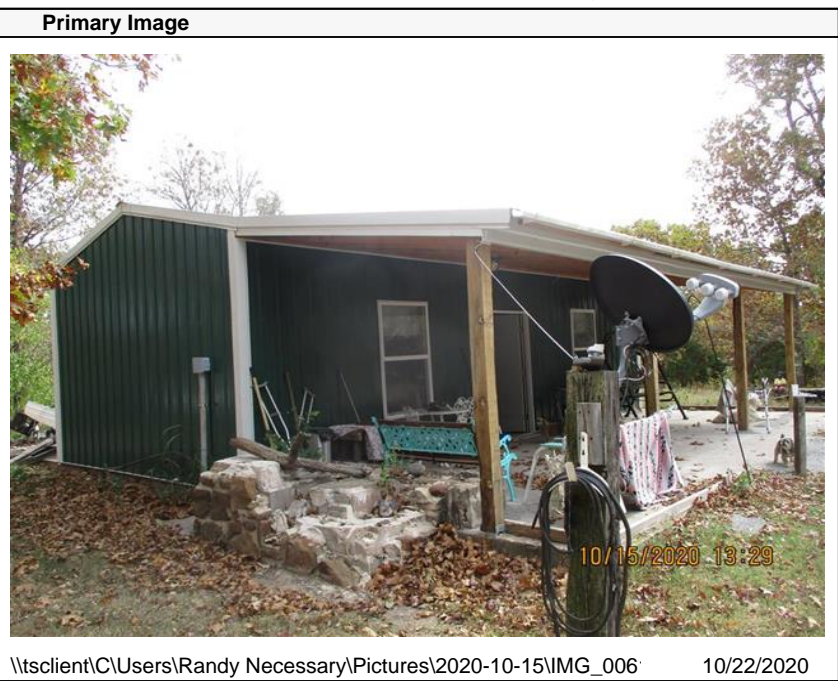
# Rogers

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Date 04/17/2026  
 Time 01:39:42  
 Page 2

<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	420 / 420
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	420
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 5

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	105.40	Total Misc Impr	+ 4,930
Roofing Adj	+ 5.57	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 61,966
Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	- 3,098
Plumbing Adj	+ 14.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,868
Adj Base Cost	= 135.80	Lot Value	+
Total Area	x 420	Indicated Value	= 58,868
Adjusted Cost	= 57,036	Value Per SqFt	140.16

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	58,868
Lot Value	
Indicated Value	58,868 140.16 Per SqFt
Agland Value	1,030
Site Improvements	9,999
Total Value	69,897 166.42 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	163702	30x8		240	20.54		4,930



# Rogers

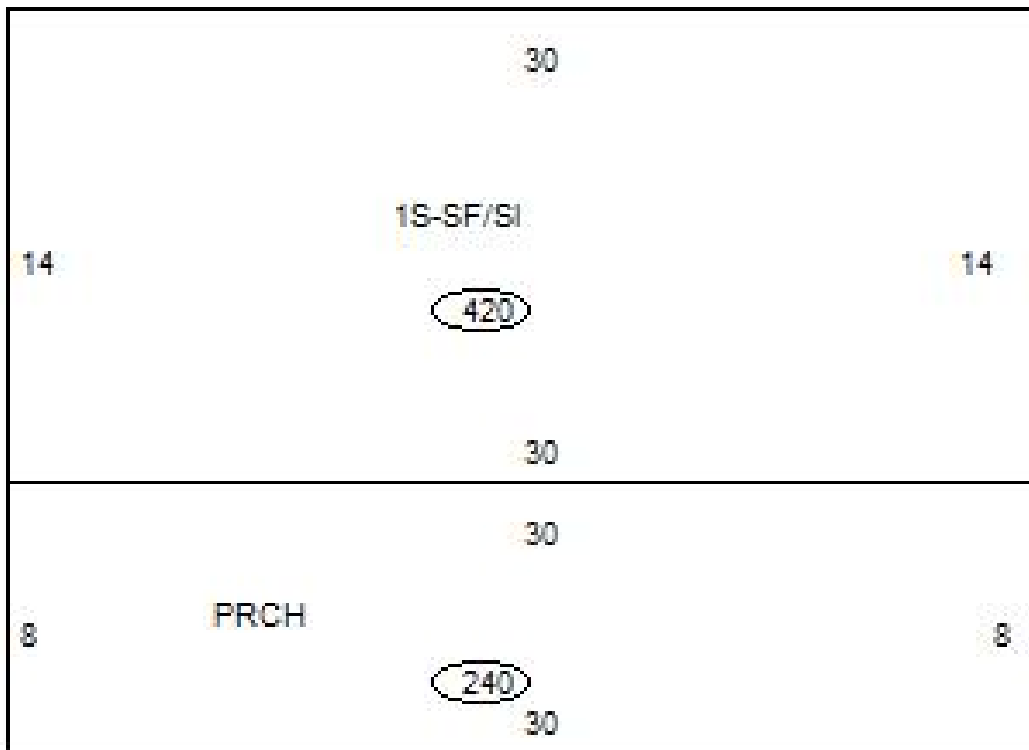
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Date 04/17/2026  
Time 01:39:42  
Page 3

Sketch Image

660024367



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	420	1.000	420
2	M	PRCH		10	PRCH	240	1.000	240
<b>Total Building Area</b>						420		420



# Rogers



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Date 04/17/2026  
 Time 01:39:42  
 Page 4

660024367

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x30x10	Concrete	Formed Metal	420
	<b>Qual</b>	<b>3</b>	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (20.07 x 420)		8,429		8,429	3,877	4,552
	LNT0	Lean To - Attached	8x30x8	Dirt	Formed Metal	240
	<b>Qual</b>	<b>3</b>	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.97 x 240)		2,393		2,393	1,244	1,149
	LNT0	Lean To - Attached	12x30x8	Dirt	Formed Metal	360
	<b>Qual</b>	<b>3</b>	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.97 x 360)		3,589		3,589	1,866	1,723
	SHDS	Shed - Small	12x16x6	Plank	Composition Shingle	192
	<b>Qual</b>	<b>3</b>	<b>Cond</b> 2	<b>Year</b> 2010	<b>Eff Age</b> 16	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (22.81 x 192)		4,380		4,380	4,380	
	BNGP	Barn - General Purpose	16x24x8	Dirt	Galvanized Metal	384
	<b>Qual</b>	<b>2</b>	<b>Cond</b> 2	<b>Year</b> 1980	<b>Eff Age</b> 46	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ 0% Func)</b>	<b>RCNLD</b>
Base Cost (22.35 x 384)		8,582		8,582	6,007	2,575



# Rogers

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Date 04/17/2026  
Time 01:39:42  
Page 5

### Agland Inventory

660024367

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	5.260	36	36	189	189
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.000	85	85	169	169
<b>TMBR Totals</b>						7.260			358	358
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	3.000	224	224	672	672
<b>IMP PST Totals</b>						3.000			672	672
<b>Total Agland</b>						10.260			1,030	1,030