



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:07:59
Page 1

Assessment Data					Primary Image														
Account 660025852 Parcel ID 000000-00-0-00849-004-0001 Cadastral ID 30-21-16-08000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 290310 HANSON, ERIC 23424 S CYPRESS CLAREMORE OK 74019-0000 Parcel Location Situs 23424 S CYPRESS ST Subdivision TWIN OAKS ESTATES II Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">02/21/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (147)\IMG_0110.JPG 2/21/2023</p>														
Legal Description Lat/Long: 36.27280845 -95.63685556																			
LOT 1 BLOCK 4 TWIN OAKS EST. 2					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2708/804	HANSON, ERIC &	01/29/2014	0	4										
					1723/474	D & K INVESTMENTS	10/12/2005	123,500	YES										
					1696/212	SAUNDERS, ROBERT E &	07/21/2005	85,000	YES										
					855/542			86,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2006	Land Value	50,678	23,292	11%	2,562	Assessed	14,848	1,620.98										
Year Frozen	0	Improvements	141,675	111,691		12,286	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	192,353	134,983		14,848	Total Taxable	13,848	1,529.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660025852	HANSON, ERIC			85	190,279	1000	13,416	1,481.00										
2024	2024-660025852	HANSON, ERIC			85	200,400	1000	12,996	1,345.00										
2023	2023-660025852	HANSON, ERIC			85	124,249	1000	12,588	1,293.00										
2022	2022-660025852	HANSON, ERIC			85	119,933	1000	12,193	1,265.00										
2021	2021-660025852	HANSON, ERIC			85	123,632	1000	12,600	1,253.00										
2020	2020-660025852	HANSON, ERIC			85	125,111	1000	12,762	1,311.00										
2019	2019-660025852	HANSON, ERIC			85	122,888	1000	12,518	1,298.00										
2018	2018-660025852	HANSON, ERIC			85	130,214	1000	13,324	1,379.00										
2017	2017-660025852	HANSON, ERIC &			85	129,142	1000	13,206	1,357.00										
2016	2016-660025852	HANSON, ERIC &			85	125,911	1000	12,850	1,347.00										
2015	2015-660025852	HANSON, ERIC &			85	127,719	1000	12,606	1,275.00										
2014	2014-660025852	HANSON, ERIC &			85	128,743	1000	12,210	1,268.00										
2013	2013-660025852	HANSON, ERIC &			85	122,776	1000	11,826	1,214.00										



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Date 04/17/2026
Time 05:07:59
Page 2

Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5817 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 25,339.00 x 2.00 = 50,678 Factor Value Adjustments 1.0000 Lot Value 50,678		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,966 / 1,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,966
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 193,873 98.61 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 191,120 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.90	Total Misc Impr	+ 7,948	Roofing Adj	+ 4.28	Garage Cost	+ 14,784
Subfloor Adj	+ -1.10	Total RCN	= 262,014	Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 120,526
Plumbing Adj	+ 7.16	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 141,488
Adj Base Cost	= 121.71	Lot Value	+ 50,678	Total Area	x 1,966	Indicated Value	= 192,166
		Value Per SqFt	97.74	Adjusted Cost	= 239,282		

Value Reconciliation
Selected Approach Cost Approach Improvements 141,488 Lot Value 50,678 Indicated Value 192,166 97.74 Per SqFt Agland Value Site Improvements 187 Total Value 192,353 97.84 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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	63157	5x4		20	24.21	484
PATO	SLAB PORCH - OPEN	63158	264		264	8.97	2,368



Rogers

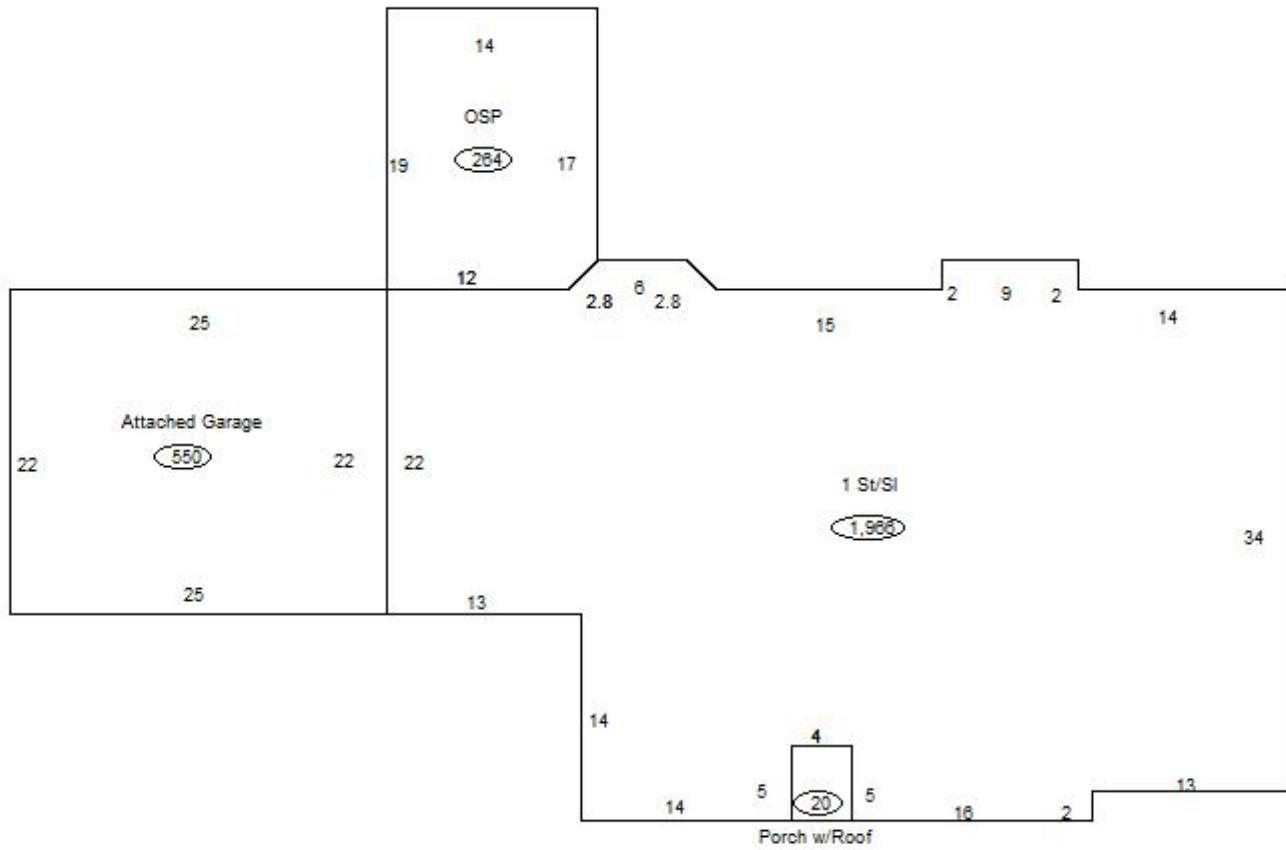
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Date 04/17/2026
 Time 05:07:59
 Page 3

Sketch Image

660025852



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,966	1.000	1,966
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	264	1.000	264
Total Building Area						1,966		1,966



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Date 04/17/2026
Time 05:07:59
Page 4

660025852

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			80
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 80)		374		374	187
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					