



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:36:20
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Assessment Data					Primary Image																																																																																																																				
Account 660026077 Parcel ID 23N17E-30-4-00000-000-0000 Cadastral ID 30-23-17-01100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 340825 HANTHORN, STEVEN & DANA REVOCABLE LIVING TRUST 16955 E 66 PINES RD CLAREMORE OK 74017-0000 Parcel Location Situs 16955 E 66 PINES RD Subdivision Lot/Block / Parcel Size 3.26 - Acres Sec/Twn/Rng 30 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p style="text-align: right; color: orange;">10/22/2020 12:39</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-22\IMG_0071 10/26/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.44460298 -95.52619426																																																																																																																									
LOT 5, A 3.26 AC TR IN NE SE SEC 30, BEG: AT A PT ON N/L OF NE SE SD PT BEING 25' N 89-41-17 W OF NE/C NE SE; N 89-41-17 W 452.16'; S 00-06- 41 E 408.48'; S 78-42-20 E 48.16'; ON A CRV LEFT (RAD= 208 18') 238.01' N 35-47-20 E 332.66'; N 00-03-00 W 63.02' TO POB, EXCEPT 10' UTILITY EASEMENT RETAINED OVER SLY 10'					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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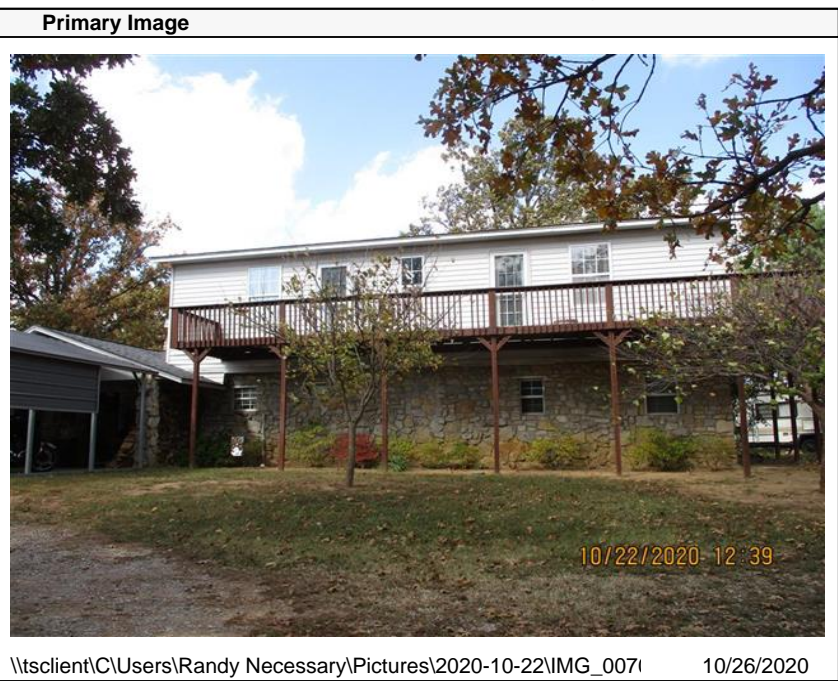
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	3.26		
Non-Ag Acres	3.2513		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	141,626.00 x .40 = 57,187		
Factor Value			
Adjustments	1.6138		
Lot Value	92,288		



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-22\IMG_0071 10/26/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Vinyl
Base/Total Area	1,811 / 2,371
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,811
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1970 / 24

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	233,012 98.28 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	207,853
Lot Value	92,288
Indicated Value	300,141 126.59 Per SqFt
Agland Value	
Site Improvements	11,677
Total Value	311,818 131.51 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.92	Total Misc Impr	+ 13,462
Roofing Adj	+ 3.96	Garage Cost	+ 0
Subfloor Adj	+ -2.51	Total RCN	= 252,886
Heat/Cool Adj	+ 1.06	Depreciation (29%)	- 73,337
Plumbing Adj	+ 5.55	Lump Sums	+ 28,304
Basement Adj	+ 0.00	RCNLD	= 207,853
Adj Base Cost	= 100.98	Lot Value	+ 92,288
Total Area	x 2,371	Indicated Value	= 300,141
Adjusted Cost	= 239,424	Value Per SqFt	126.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	63718	19x6		114	29.15		3,323
PATO	SLAB PORCH - OPEN	63719	20x19		380	9.76		3,709
WODO	WOOD DECK - OPEN	63720	324		324	19.14	20%	4,961
WODC	WOOD DECK - COVERED	63722	28x19		532	33.41		17,774
WODO	WOOD DECK - OPEN	147802	20x13		260	21.42		5,569



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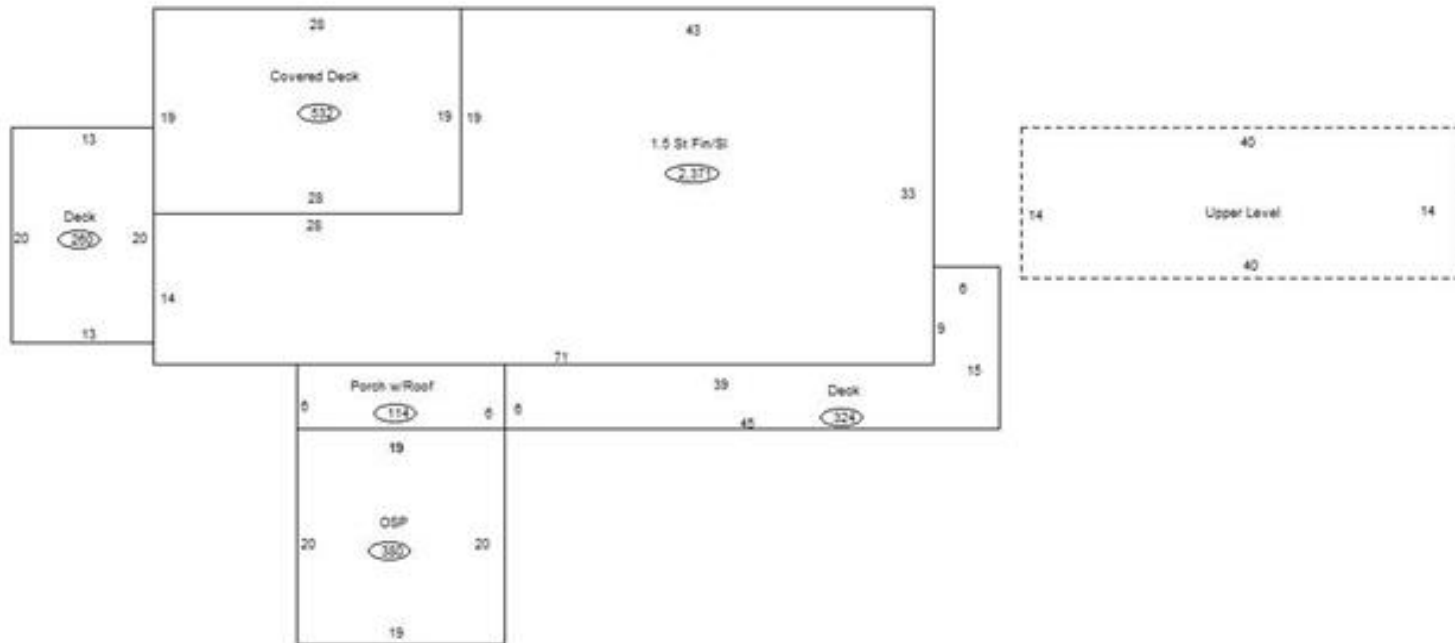
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,811	1.309	2,371
2	M	PRCH		13	SLBC	114	1.000	114
3	M	PATO		13	Open Slab	380	1.000	380
4	M	WODO		13	WODO	324	1.000	324
5	U	^UL		13	Upper Level	560	1.000	560
6	M	WODC		13	WODC	532	1.000	532
7	M	WODO		13	WODO	260	1.000	260
Total Building Area						1,811		2,371



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			900	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 900)	14,400		14,400	5,040	9,360
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					
	GHF	Greenhouse	22x26x0			572	
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (4.50 x 572)	2,574		2,574	257	2,317
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					