



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:02:00
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027944 Parcel ID 23N17E-32-1-00000-000-0000 Cadastral ID 32-23-17-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 263151 HINDS, BUFORD R & KATHERINE M 17745 E 405 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17745 E 405 RD Subdivision Lot/Block / Parcel Size 24.82 - Acres Sec/Twn/Rng 32 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43241635 -95.51257113 A TR IN SW NE, BEGINNING 503.5' E OF NW/C THEREOF; S 865'; E 470 24' ; S 455' TO S/L E TO SE/C; N TO NE/C THEREOF W TO POB; AND THE W/2 SW/4 SE/4 NE/4.																																																																																																																									
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Date 04/17/2026
 Time 17:02:00
 Page 2

Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,414 / 1,414
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	490 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	105.91	Total Misc Impr	+ 8,242
Roofing Adj	+ 4.49	Garage Cost	+ 16,925
Subfloor Adj	+ 1.21	Total RCN	= 208,421
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 104,211
Plumbing Adj	+ 6.52	Lump Sums	+ 6,709
Basement Adj	+ 0.00	RCNLD	= 110,919
Adj Base Cost	= 129.60	Lot Value	+ 110,919
Total Area	x 1,414	Indicated Value	= 110,919
Adjusted Cost	= 183,254	Value Per SqFt	78.44

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	110,919
Lot Value	
Indicated Value	110,919
Agland Value	3,544
Site Improvements	45,959
Total Value	160,422
	113.45 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	67533	22x6		132	23.83		3,146
WODO	WOOD DECK - OPEN	67534	440		440	16.05	5%	6,709



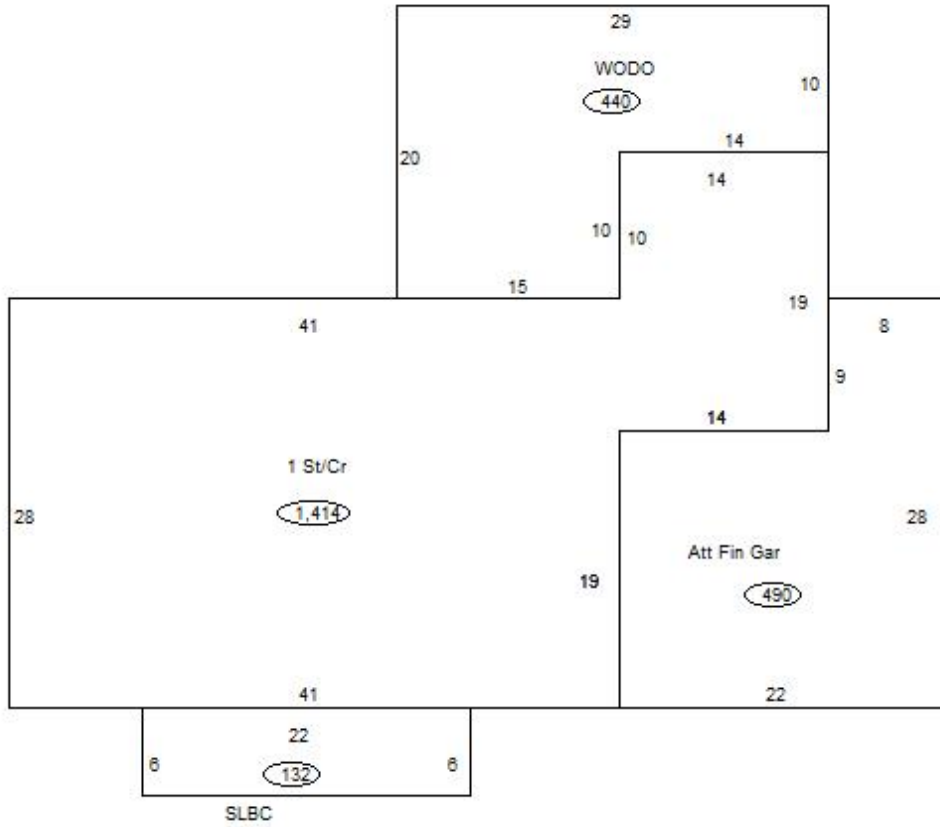
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Date 04/17/2026
 Time 17:02:00
 Page 3

Sketch Image

660027944



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,414	1.000	1,414
2	G	5		13	Att Fin Gar	490	1.000	490
3	M	PRCH		13	SLBC	132	1.000	132
4	M	WODO		13	WODO	440	1.000	440
Total Building Area						1,414		1,414



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Date 04/17/2026
Time 17:02:00
Page 4

660027944

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	LOAFING SHED	10x20x8	Dirt	Formed Metal	200	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 200)		1,364		1,364	505	859
	LOAF	LOAFING SHED	10x20x8	Dirt	Formed Metal	200	
	Qual	2	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (6.08 x 200)		1,216		1,216	535	681
	BNGP	Barn - General Purpose	40x50x10	Concrete	Formed Metal	2,000	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (23.48 x 2,000)		46,960		46,960	11,740	35,220
	GRDT	Garage - Detached	30x30x8	Concrete	Composition Shingle	900	
	Qual	2	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 900)		15,579		15,579	9,503	6,076
	GRDT	Garage - Detached	20x20x8	Concrete	Composition Shingle	400	
	Qual	2	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (20.02 x 400)		8,008		8,008	4,885	3,123



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Time 17:02:00
Page 5

Agland Inventory

660027944

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			24.820	143	143	3,544	3,544
IMP PST Totals						24.820			3,544	3,544
Total Agland						24.820			3,544	3,544