



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:26:55
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Assessment Data					Primary Image																																																																																																																				
Account 660028320 Parcel ID 21N15E-33-2-00000-000-0000 Cadastral ID 33-21-15-01700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 120514 HANSBROUGH, WILLIAM E & BETTY A 6103 E 525 RD CLAREMORE OK 74019-0000 Parcel Location Situs 06103 E 525 RD Subdivision Lot/Block / Parcel Size 4.85 - Acres Sec/Twn/Rng 33 / 21 / 15 / 2 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	211,266.00 x .39 = 83,309	
Factor Value		
Adjustments	1.0000	
Lot Value	83,309	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	2,186 / 3,080
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,186
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

Cost Approach				Manual : 01/2025			
Base Cost	87.41	Total Misc Impr	+	23,569			
Roofing Adj	+ 3.26	Garage Cost	+	15,015			
Subfloor Adj	+ -1.55	Total RCN	=	367,528			
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	135,985			
Plumbing Adj	+ 5.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	231,543			
Adj Base Cost	= 106.80	Lot Value	+	83,309			
Total Area	x 3,080	Indicated Value	=	314,852			
Adjusted Cost	= 328,944	Value Per SqFt		102.22			



\\tsclient\C\Users\Randy Necessary\Pictures\101_0707\IMG_0032. 7/7/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	327,745	106.41	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,543		
Lot Value	83,309		
Indicated Value	314,852	102.22	Per SqFt
Agland Value			
Site Improvements	27,096		
Total Value	341,948	111.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	68172	17x5		85	26.66		2,266
PATO	Slab Porch - Open	68174	623		623	8.60		5,358
PRCH	Slab Porch - Covered	154205	634	2023	634	25.15		15,945

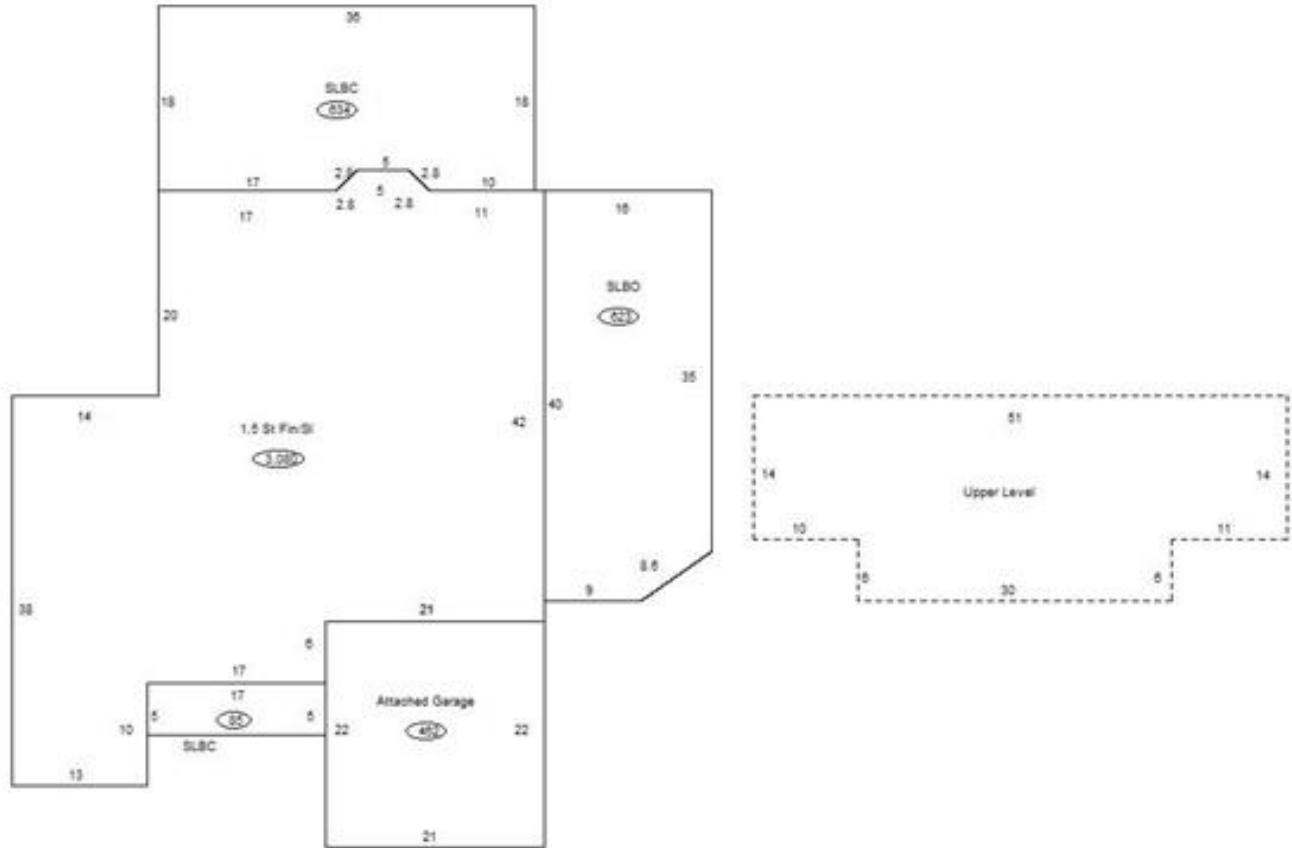


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Sketch Image

660028320



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	2,186	1.409	3,080
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	85	1.000	85
4	U	^UL	Overhang	13	Upper Level	894	1.000	894
5	M	PATO		13	SLBO	623	1.000	623
6	M	PRCH		13	SLBC	634	1.000	634
Total Building Area						2,186		3,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,302
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (29.73 x 1,302)		38,708	38,708	11,612		27,096