



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660029370 <b>Parcel ID</b> 000000-00-0-00018-002-0005 <b>Cadastral ID</b> 34-21-15-03620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 106114 YINGST, RICK A  7044 HANSFORD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07044 HANSFORD RD <b>Subdivision</b> BATTENFIELD ACRES <b>Lot/Block</b> 0005 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0007. 7/8/2022</p>														
<b>Legal Description</b> Lot/Long: 36.25456929 -95.70372699																			
LOT 5 BLOCK 2 BATTENFIELD ACRES					<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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
PD	Add-Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	0		Land Value 52,680	29,483	11%	3,243	Assessed	13,407	1,396.10										
Year Frozen	2025		Improvements 165,096	92,397		10,164	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	2,000	-175.00										
TIF Project ID	0		Total Value 217,776	121,880		13,407	Total Taxable	11,407	1,221.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-660029370	YINGST, RICK A	4	212,982	2000	11,407	1,221.00												
2024	2024-660029370	YINGST, RICK A	4	230,837	2000	11,016	1,076.00												
2023	2023-660029370	YINGST, RICK A	4	133,432	2000	10,637	1,025.00												
2022	2022-660029370	YINGST, RICK A	4	111,539	2000	10,269	1,007.00												
2021	2021-660029370	YINGST, RICK A	4	108,484	2000	9,933	950.00												
2020	2020-660029370	YINGST, RICK A	4	106,933	2000	9,763	936.00												
2019	2019-660029370	YINGST, RICK A	4	105,631	1000	10,619	1,022.00												
2018	2018-660029370	YINGST, RICK A	4	113,181	2000	10,450	1,016.00												
2017	2017-660029370	YINGST, RICK A	4	153,071	2000	14,838	1,438.00												
2016	2016-660029370	YINGST, RICK A	4	149,437	1000	15,438	1,489.00												
2015	2015-660029370	YINGST, RICK A	4	150,016	2000	14,502	1,421.00												
2014	2014-660029370	YINGST, RICK A	4	152,759	2000	14,244	1,322.00												
2013	2013-660029370	YINGST, RICK A	4	148,058	2000	13,771	1,324.00												



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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 15000 <b>Non-Ag Acres</b> 0.7114 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 30,988.00 x 1.70 = 52,680 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 52,680		<p>07/08/2022 08:47</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0007. 7/8/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,078 / 2,078
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,078
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.96	<b>Total Misc Impr</b>	+ 22,751				
<b>Roofing Adj</b>	+ 4.22	<b>Garage Cost</b>	+ 15,792				
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 290,667				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 136,613				
<b>Plumbing Adj</b>	+ 6.77	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 154,054				
<b>Adj Base Cost</b>	= 121.33	<b>Lot Value</b>	+ 52,680				
<b>Total Area</b>	x 2,078	<b>Indicated Value</b>	= 206,734				
<b>Adjusted Cost</b>	= 252,124	<b>Value Per SqFt</b>	99.49				

GRM Approach			
<b>GRM Code</b>			
<b>Gross Rent</b>	0.00		
<b>Indicated Value</b>			
Multiple Regression			
<b>MRA Code</b>	1 Test		
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	215,152	103.54	Per SqFt
Direct Comparables			
<b>Selection Model</b>	A Adam Test		
<b>Adjustment Model</b>	1 2022 Residential		
<b>Comparables</b>	2		
<b>Indicated Value</b>	283,560		Per SqFt
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	154,054		
<b>Lot Value</b>	52,680		
<b>Indicated Value</b>	206,734	99.49	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,042		
<b>Total Value</b>	217,776	104.80	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	70245	12x10		120	23.88	2,866
EPSW	ENCLOSED PORCH - SOLID WALL	70246	24x10		240	61.62	14,789



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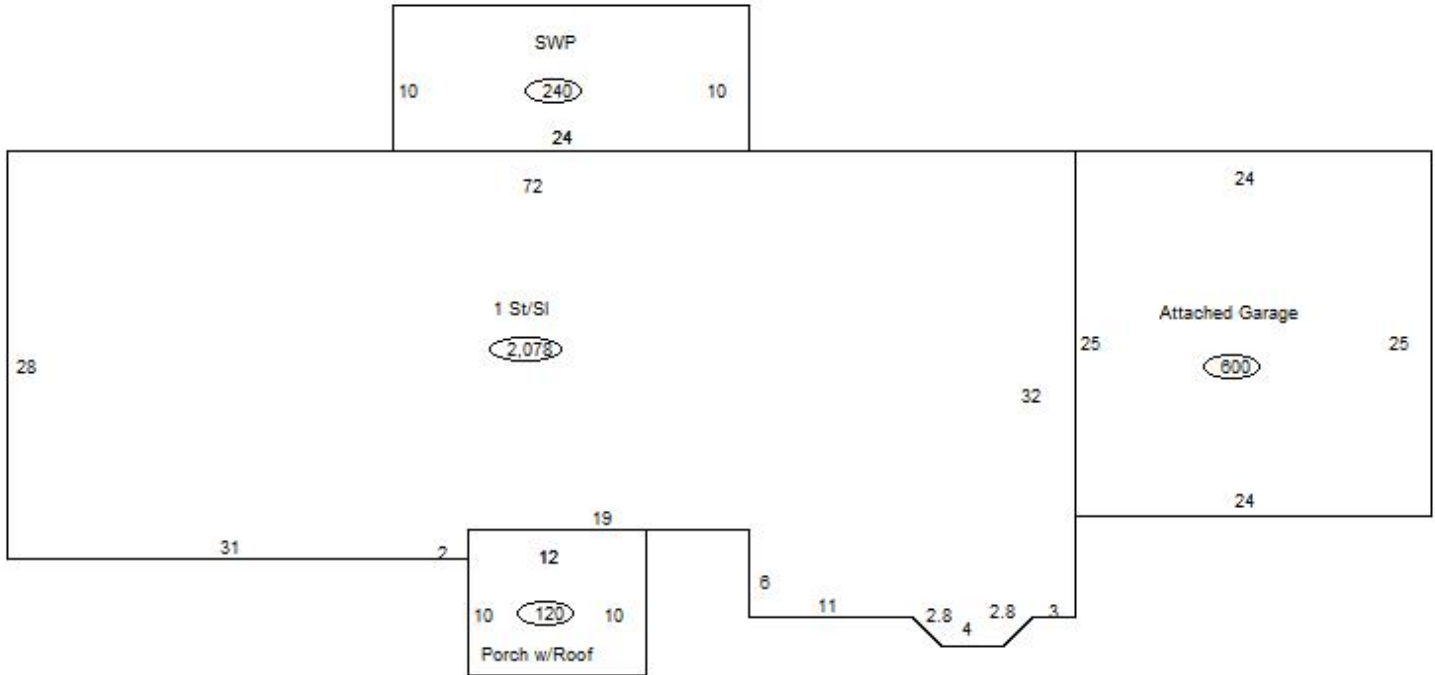
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,078	1.000	2,078
2	M	PRCH		13	SLBC	120	1.000	120
3	M	EPSW		13	EPSW	240	1.000	240
4	G	1		13	Attached Garage	600	1.000	600
<b>Total Building Area</b>						<b>2,078</b>		<b>2,078</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			500
	Qual 2	Cond 3	Year 2008	Eff Age 14		
	<b>Valuation Summary</b> Base Cost (31.28 x 500) 15,640		<b>Modifier Total</b>	<b>RCN</b> 15,640	<b>Depr (31% Phys/ % Func)</b> 4,848	<b>RCNLD</b> 10,792
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (99% Phys/ % Func)</b> 24,750	<b>RCNLD</b> 250