



# 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> 660029371 <b>Parcel ID</b> 000000-00-0-00018-002-0006 <b>Cadastral ID</b> 34-21-15-03630 <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> 335669 HILL, AUSTIN T  7036 S HANSFORD RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07036 HANSFORD RD <b>Subdivision</b> BATTENFIELD ACRES <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 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_0008. 7/8/2022</p>														
<b>Legal Description</b> Lot/Long: 36.25457060 -95.70425341																			
LOT 6 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 colspan="5" style="height: 100px;"> </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	No	1,000		/	STONE, LAURA L	09/02/2021	230,000	YES										
					1951/866	AUSTIN, ALAN R &	05/02/2008	135,500	YES										
					880/614	COSSAIRT, JIMMY L &	04/28/1992	65,000	Yes										
<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	2022		Land Value 52,331	52,331	11%	5,756	Assessed	19,747	2,056.29										
Year Frozen	0		Improvements 127,188	127,188		13,991	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		<b>Total Value</b> 179,519	179,519		19,747	<b>Total Taxable</b>	19,747	2,056.00										
<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	2025-660029371	HILL, AUSTIN T			4	175,994	0	19,359	2,016.00										
2024	2024-660029371	HILL, AUSTIN T			4	183,439	0	20,178	1,934.00										
2023	2023-660029371	HILL, AUSTIN T			4	230,000	0	25,300	2,389.00										
2022	2022-660029371	HILL, AUSTIN T			4	230,000	0	25,300	2,432.00										
2021	2021-660029371	HILL, AUSTIN T			4	146,463	1000	15,013	1,415.00										
2020	2020-660029371	STONE, BRIAN N &			4	144,152	1000	14,547	1,374.00										
2019	2019-660029371	STONE, BRIAN N &			4	137,219	1000	14,094	1,352.00										
2018	2018-660029371	STONE, BRIAN N &			4	142,714	1000	14,699	1,411.00										
2017	2017-660029371	STONE, BRIAN N &			4	141,218	1000	14,534	1,399.00										
2016	2016-660029371	STONE, BRIAN N &			4	138,072	1000	14,188	1,369.00										
2015	2015-660029371	STONE, BRIAN N &			4	135,259	1000	13,878	1,350.00										
2014	2014-660029371	STONE, BRIAN N &			4	140,221	1000	14,249	1,312.00										
2013	2013-660029371	STONE, BRIAN N &			4	134,591	1000	13,805	1,318.00										



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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.7067	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	30,783.00 x 1.70 = 52,331	
Factor Value		
Adjustments	1.0000	
Lot Value	52,331	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,352 / 1,352
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,352
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



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Cost Approach		Manual : 01/2025	
Base Cost	109.51	Total Misc Impr	+ 7,845
Roofing Adj	+ 4.63	Garage Cost	+ 15,232
Subfloor Adj	+ -1.22	Total RCN	= 205,327
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 96,504
Plumbing Adj	+ 10.41	Lump Sums	+ 3,757
Basement Adj	+ 0.00	RCNLD	= 112,580
Adj Base Cost	= 134.80	Lot Value	+ 52,331
Total Area	x 1,352	Indicated Value	= 164,911
Adjusted Cost	= 182,250	Value Per SqFt	121.98

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,772	126.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	234,030 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,580		
Lot Value	52,331		
Indicated Value	164,911	121.98	Per SqFt
Agland Value			
Site Improvements	14,608		
Total Value	179,519	132.78	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	70250	23x5		115	23.90		2,749
WODO	WOOD DECK - OPEN	70251	22x12		264	17.79	20%	3,757



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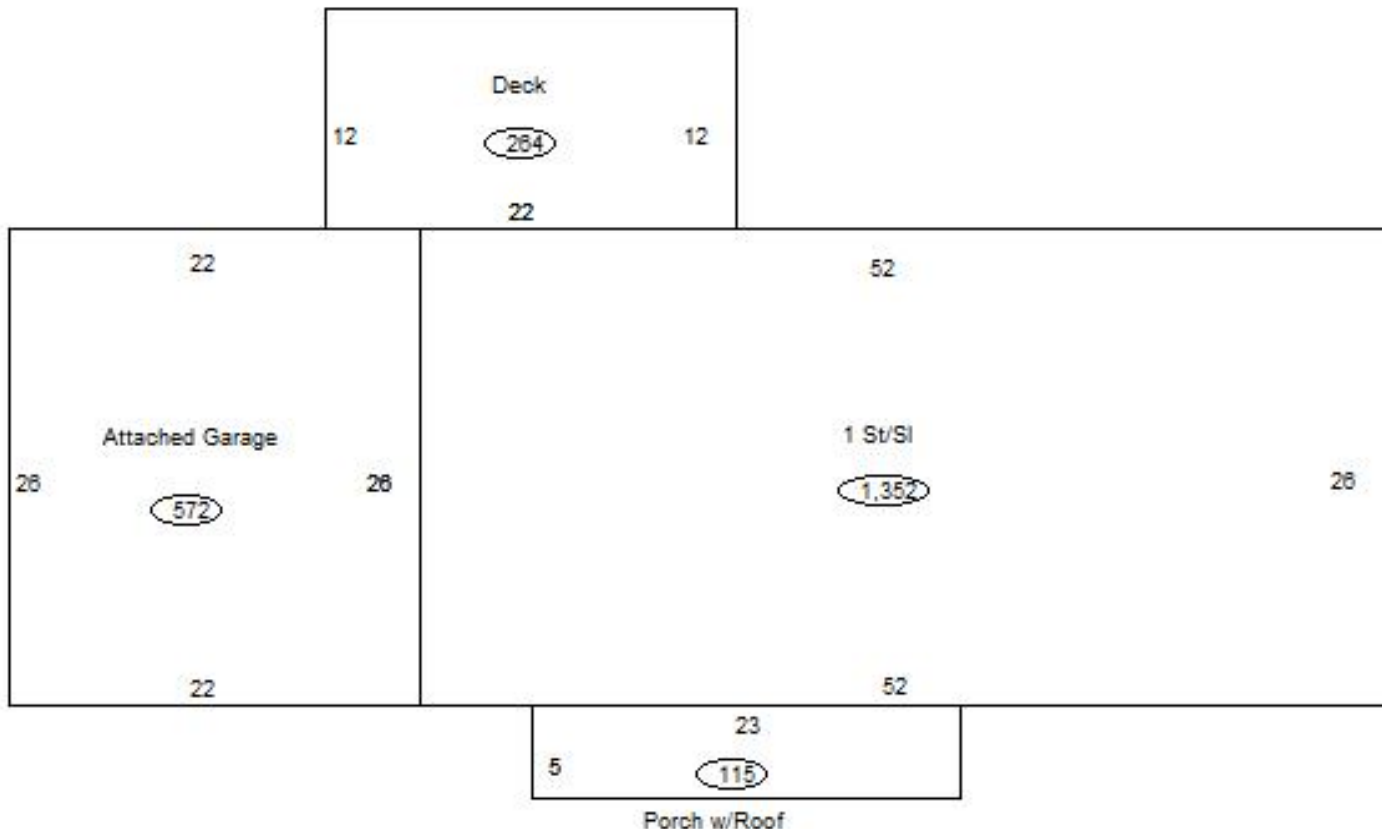
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### Sketch Image

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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/SI	1,352	1.000	1,352
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	115	1.000	115
4	M	WODO		13	WODO	264	1.000	264
<b>Total Building Area</b>						1,352		1,352



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year 1998	Eff Age	21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 576)	9,216		9,216	4,608	4,608
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)	25,000		25,000	15,000	10,000
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x )					