



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:27:55
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Assessment Data					Primary Image																																																																																																																																																																	
Account 660029374 Parcel ID 000000-00-0-00018-003-0003 Cadastral ID 34-21-15-03660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 303455 HOBBS, KENNETH E & VICKI L REVOCABLE TRUST 7177 E BATTENFIELD DR CLAREMORE OK 74019-0000 Parcel Location Situs 07177 BATTENFIELD DR Subdivision BATTENFIELD ACRES Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																																																																						
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15000	
Non-Ag Acres	0.946	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,206.00 x 1.70 = 70,050	
Factor Value		
Adjustments	1.0000	
Lot Value	70,050	

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	1,548 / 1,548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

Cost Approach		Manual : 01/2025	
Base Cost	106.22	Total Misc Impr	+ 13,493
Roofing Adj	+ 4.48	Garage Cost	+ 15,232
Subfloor Adj	+ -1.15	Total RCN	= 226,497
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 108,719
Plumbing Adj	+ 6.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 117,778
Adj Base Cost	= 127.76	Lot Value	+ 70,050
Total Area	x 1,548	Indicated Value	= 187,828
Adjusted Cost	= 197,772	Value Per SqFt	121.34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	166,402 107.49 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	208,270 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	117,778
Lot Value	70,050
Indicated Value	187,828 121.34 Per SqFt
Agland Value	
Site Improvements	
Total Value	187,828 121.34 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	70262		116	116	23.89		2,771
PRCH	SLAB PORCH - COVERED	70263	20x12		240	23.44		5,626



Rogers

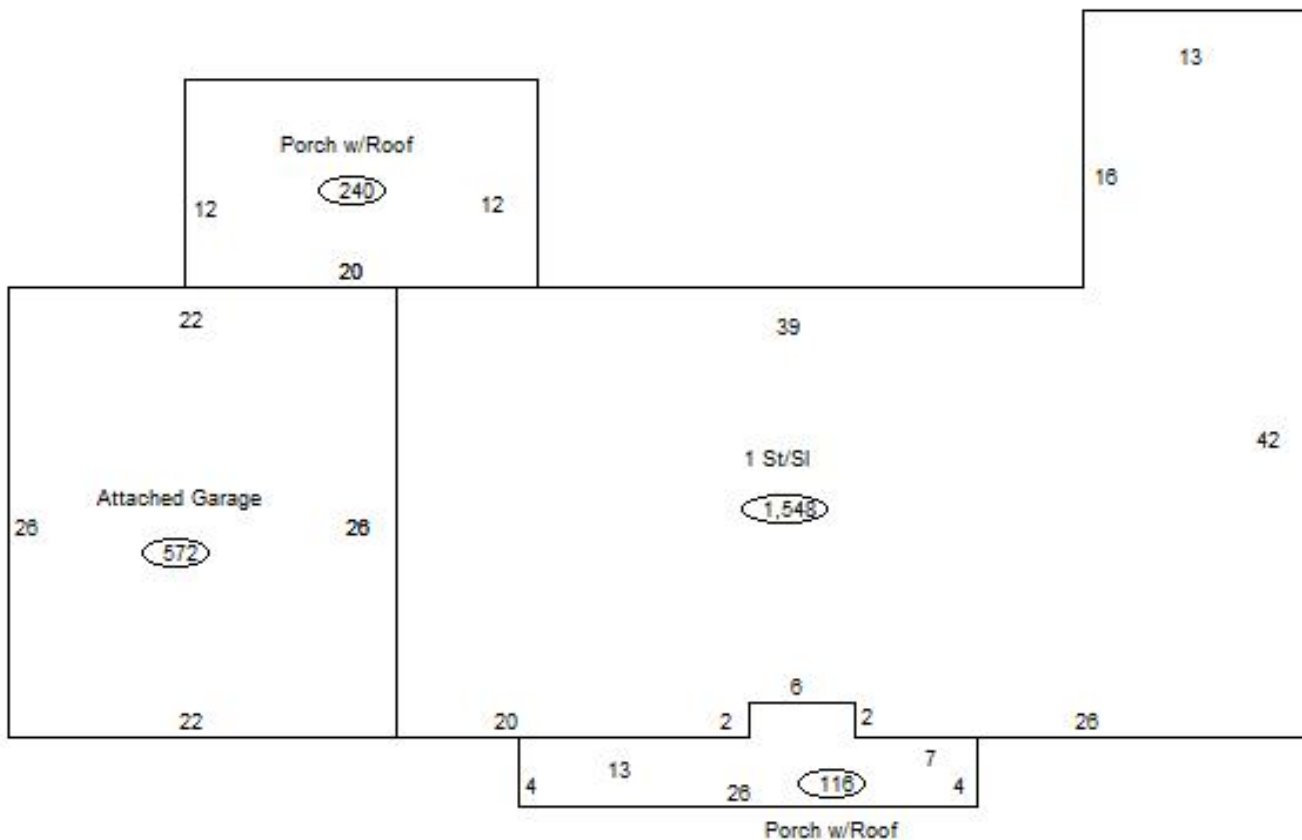
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Sketch Image

660029374



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,548	1.000	1,548
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,548		1,548