



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:03
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Assessment Data					Primary Image																																																																																																																				
Account 660029434 Parcel ID 000000-00-0-00027-002-0007 Cadastral ID 34-21-15-04260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 260685 HASTINGS, RAYMOND LEE 24366 S RAQUEL RD CLAREMORE OK 74019-0000 Parcel Location Situs 24366 RAQUEL RD Subdivision BATTENFIELD ACRES 4 Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25853978 -95.70192812																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.9968 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,420.00 x 1.70 = 73,814 Factor Value Adjustments 1.0000 Lot Value 73,814		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,844 / 1,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,844
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0019. 7/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	194,623	105.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	269,510		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.85	Total Misc Impr	+ 16,167				
Roofing Adj	+ 4.24	Garage Cost	+ 15,232				
Subfloor Adj	+ -1.21	Total RCN	= 265,550				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 119,498				
Plumbing Adj	+ 7.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 146,052				
Adj Base Cost	= 126.98	Lot Value	+ 73,814				
Total Area	x 1,844	Indicated Value	= 219,866				
Adjusted Cost	= 234,151	Value Per SqFt	119.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,052		
Lot Value	73,814		
Indicated Value	219,866	119.23	Per SqFt
Agland Value			
Site Improvements	5,530		
Total Value	225,396	122.23	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	70514	23x17		391	23.07		9,020
PATO	SLAB PORCH - OPEN	70515	52x4		208	9.86		2,051



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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	1,844	1.000	1,844
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	391	1.000	391
4	M	PATO		13	Open Slab	208	1.000	208
Total Building Area						1,844		1,844



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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	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216	9,216	3,686	5,530
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					