



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660029608				<p>\\tsclient\C\Users\rln\Pictures\2019-08-06\IMG_0027.JPG 8/6/2019</p>				
Parcel ID	22N16E-34-1-00000-000-0000								
Cadastral ID	34-22-16-02100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	9 - SEQUOYAH/ NO FIRE								
Name ID	258081								
HART, ROBERT BRIAN &									
CHRISTA LYNN									
18196 S 4170 RD									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	18196 S 4170 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.22 - Acres						
Sec/Twn/Rng	34 / 22 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description									
Lat/Long: 36.34759539 -95.57986761									
TR IN SE NE NE W OF RD BEG SW/C SE NE NE N 264' E TO W/L RD RUNNIN G ON NWLY-SWLY ACROSS E2 NE NE SWLY ALG WLY/L RD TO S/L SE NE NE W ALG S/L TO POB; LESS W 177' OF S 264' OF SE/4 NE/4 NE/4 & LESS S 30' OF SE/4 NE/4 NE/4 LYING W OF COUNTY RD. & TR DESC 2079-73 AS BEG 264' N OF									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2009 06 1	R10-REBUILD AND GARAGE 2184 SQ I	06/2009	06/2009	90,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
947/320	SECRETARY HOUSING & URBAN DEV	01/31/1994	0	No					
923/390	HORNER, ROBERT L	11/25/1992	0	No					
833/295			72,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	
Remove Cap	0	Land Value	59,416	29,131	11%	3,204	Assessed	28,804 2,543.97	
Year Frozen	0	Improvements	264,069	232,731		25,600	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	323,485	261,862		28,804	Total Taxable	27,804 2,456.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660029608	HART, ROBERT BRIAN &	9	315,635	1000	26,966	2,382.00		
2024	2024-660029608	HART, ROBERT BRIAN &	9	329,649	1000	26,151	2,319.00		
2023	2023-660029608	HART, ROBERT BRIAN &	9	254,146	1000	25,361	2,302.00		
2022	2022-660029608	HART, ROBERT BRIAN &	9	264,988	1000	24,593	2,257.00		
2021	2021-660029608	HART, ROBERT BRIAN &	9	230,496	1000	23,847	2,103.00		
2020	2020-660029608	HART, ROBERT BRIAN &	9	228,272	1000	23,124	2,105.00		
2019	2019-660029608	HART, ROBERT BRIAN &	9	212,921	1000	22,421	2,008.00		
2018	2018-660029608	HART, ROBERT BRIAN &	9	218,647	1000	23,051	2,089.00		
2017	2017-660029608	HART, ROBERT BRIAN &	9	216,809	1000	22,849	2,040.00		
2016	2016-660029608	HART, ROBERT BRIAN &	9	211,320	1000	22,201	1,973.00		
2015	2015-660029608	HART, ROBERT BRIAN &	9	204,772	1000	21,525	1,959.00		
2014	2014-660029608	HART, ROBERT BRIAN &	9	208,207	1000	21,199	1,955.00		
2013	2013-660029608	HART, ROBERT BRIAN &	9	195,930	1000	20,552	1,865.00		



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Lot Data	Square-Foot - NBHD 2116 #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	96,703.00 x .61 = 59,416	
Factor Value		
Adjustments	1.0000	
Lot Value	59,416	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,148 / 2,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,148
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	265,617	123.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.72	Total Misc Impr	+	20,196			
Roofing Adj	+ 4.62	Garage Cost	+	17,211			
Subfloor Adj	+ -2.19	Total RCN	=	312,372			
Heat/Cool Adj	+ 12.64	Depreciation (16%)	-	49,980			
Plumbing Adj	+ 7.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	262,392			
Adj Base Cost	= 128.01	Lot Value	+	59,416			
Total Area	x 2,148	Indicated Value	=	321,808			
Adjusted Cost	= 274,965	Value Per SqFt		149.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,392		
Lot Value	59,416		
Indicated Value	321,808	149.82	Per SqFt
Agland Value			
Site Improvements	1,677		
Total Value	323,485	150.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71083	40x8		320	25.93		8,298
PRCH	SLAB PORCH - COVERED	71084	240		240	26.18		6,283
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



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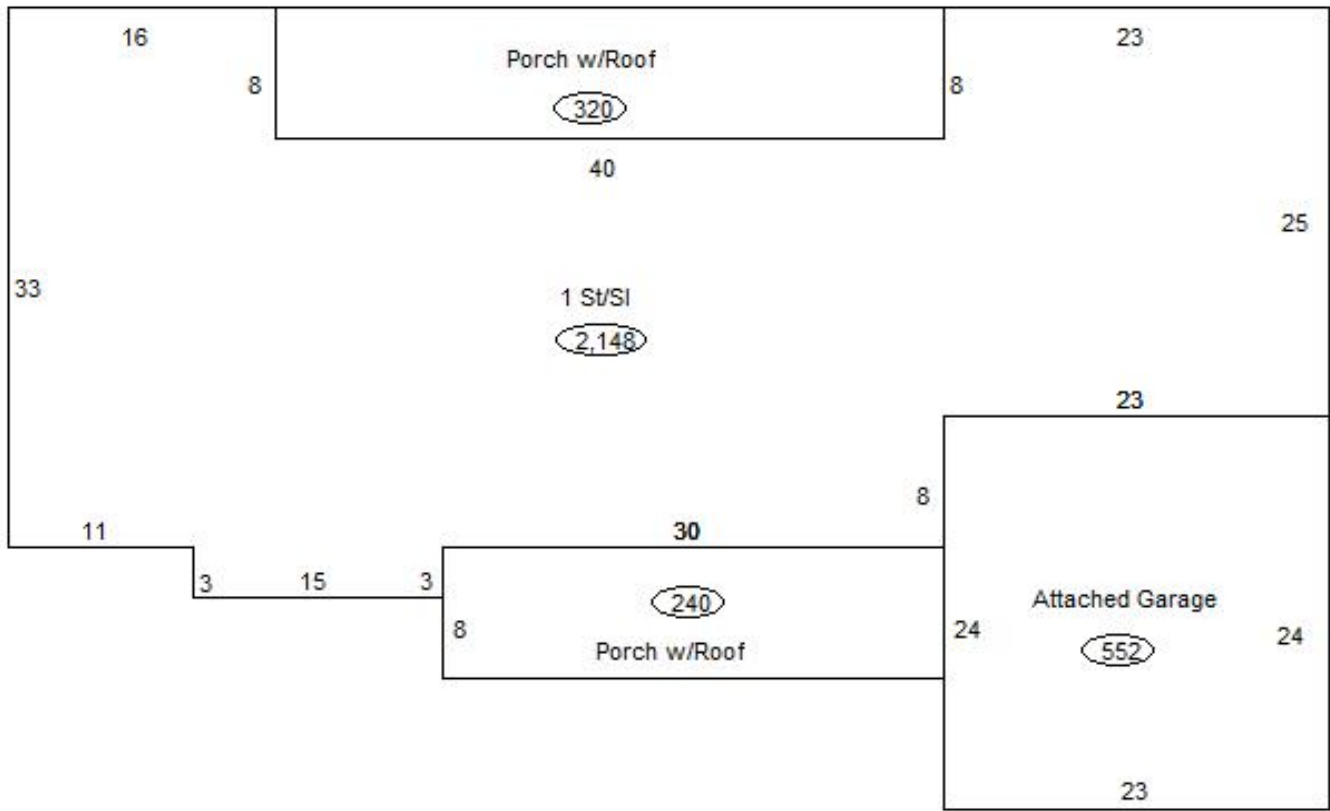
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Sketch Image

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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	2,148	1.000	2,148
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	320	1.000	320
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						2,148		2,148



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			640
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)		RCNLD
Base Cost (10.48 x 640)		6,707		6,707 5,030		1,677