



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:29
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Assessment Data					Primary Image																																																																																																																				
Account 660031580 Parcel ID 000000-00-0-00381-001-0015 Cadastral ID 36-21-15-09100 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 114394 WILLIAMS, THEODORE B JR 9804 E HILLCREST DR CLAREMORE OK 74019-0000 Parcel Location Situs 09804 HILLCREST DR Subdivision HILLCREST HEIGHTS Lot/Block 0015 / 0001 Parcel Size .6 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25176265 -95.65391329																																																																																																																									
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Lot Data		Square-Foot - NBHD 1076 #1	
Lot Size			
Lot Count			
Units Buildable	41		
Non-Ag Acres	3.2648		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	142,213.00 x .54 = 77,209		
Factor Value			
Adjustments	1.0000		
Lot Value	77,209		



\\tsclient\TOM\COMMERCIAL PICS\2022-07-21\IMG_0020.JPG 7/21/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,290 / 2,290
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,290
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	638 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	253,398 110.65 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	266,790 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	201,625
Lot Value	77,209
Indicated Value	278,834 121.76 Per SqFt
Agland Value	
Site Improvements	8,363
Total Value	287,197 125.41 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.90	Total Misc Impr	+ 26,681
Roofing Adj	+ 4.74	Garage Cost	+ 20,112
Subfloor Adj	+ -2.28	Total RCN	= 344,379
Heat/Cool Adj	+ 13.15	Depreciation (47%)	- 161,858
Plumbing Adj	+ 6.44	Lump Sums	+ 19,104
Basement Adj	+ 0.00	RCNLD	= 201,625
Adj Base Cost	= 129.95	Lot Value	+ 77,209
Total Area	x 2,290	Indicated Value	= 278,834
Adjusted Cost	= 297,586	Value Per SqFt	121.76

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,840.02		5,840
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,840.02		5,840
@N15.0	SUBTERRN GARAGE	0			400	15.00		6,000
PRCH	SLAB PORCH - COVERED	75157	13x6		78	27.75		2,165
PRCH	SLAB PORCH - COVERED	75158	25x6		150	27.52		4,128
PRCH	SLAB PORCH - COVERED	75159	19x17		323	26.96		8,708
GRDT	GARAGE - DETACHED	75160	20x20		400	32.76		13,104



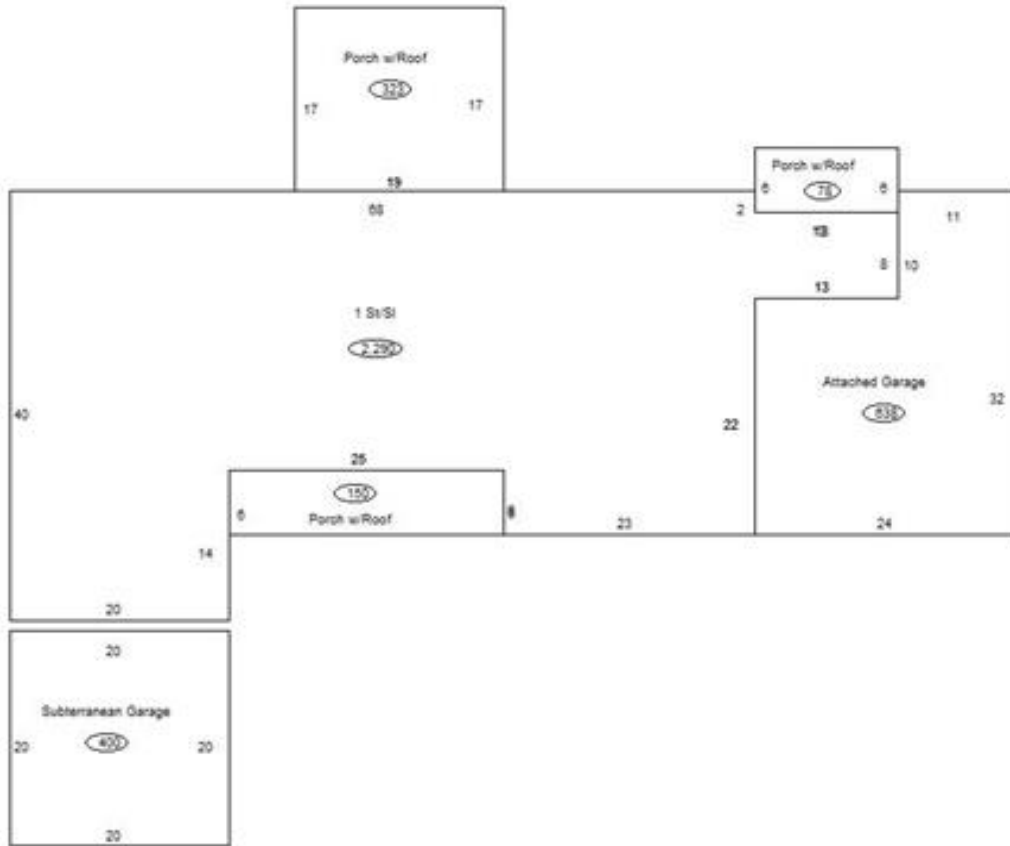
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Sketch Image

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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	2,290	1.000	2,290
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PRCH		13	SLBC	150	1.000	150
5	M	PRCH		13	SLBC	323	1.000	323
6	G	8		13	Subterranean Garage	400	1.000	400
Total Building Area						2,290		2,290



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			576
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)
Base Cost (10.48 x 576)		6,036		6,036	3,923	2,113
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)
Base Cost (25,000.00 x 1)		25,000		25,000	18,750	6,250