



# 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	660031854				<p>\\tsclient\T\TOMMY DUNLAP\New folder (93)\IMG_0035.JPG 8/8/2022</p>				
Parcel ID	22N15E-36-3-00000-000-0000								
Cadastral ID	36-22-15-00400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	345189								
HARPER, LORRI & MIKE									
9455 E 470 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	09303 E 470 RD								
Subdivision									
Lot/Block	/	Parcel Size 141.82 - Acres							
Sec/Twn/Rng	36 / 22 / 15 / 3								
Neighborhood	6080 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.33997084 -95.66200686									
SW LESS E 300' THEREOF									
Building Permits									
Number	Description	Opened	Closed	Amount					
S24	S25 SPLIT ASSOCIATED BOLL MAY NE	09/2024							
R15	R15-NEW SFR PER REVAL	04/2014	10/2014						
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	HENDRIX, HARVEY L & TREBA NELL	07/08/2024	0	4
					1031/237	HAKIUS, CLARENCE W TRUSTEE	07/05/1996	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	19,918	15,723	11%	1,730	Assessed	24,485	2,648.83
Year Frozen	2015	Improvements	303,030	206,864		22,755	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	322,948	222,587		24,485	Total Taxable	24,485	2,649.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031854	HARPER, LORRI & MIKE	10	311,126	0	23,771	2,572.00		
2024	2024-660031854	HARPER, LORRI & MIKE	10	331,597	1000	22,078	2,326.00		
2023	2023-660031854	HENDRIX, HARVEY L & TREBA NELL	10	294,430	1000	23,656	2,474.00		
2022	2022-660031854	HENDRIX, HARVEY L & TREBA NELL	10	296,239	1000	23,656	2,462.00		
2021	2021-660031854	HENDRIX, HARVEY L & TREBA NELL	10	257,555	1000	23,656	2,479.00		
2020	2020-660031854	HENDRIX, HARVEY L & TREBA NELL	10	255,544	1000	23,656	2,516.00		
2019	2019-660031854	HENDRIX, HARVEY L & TREBA NELL	10	243,131	1000	23,656	2,469.00		
2018	2018-660031854	HENDRIX, HARVEY L & TREBA NELL	10	238,891	1000	23,656	2,555.00		
2017	2017-660031854	HENDRIX, HARVEY L & TREBA NELL	10	236,721	1000	23,656	2,703.00		
2016	2016-660031854	HENDRIX, HARVEY L & TREBA NELL	10	231,069	1000	23,656	2,463.00		
2015	2015-660031854	HENDRIX, HARVEY L & TREBA NELL	10	224,147	1000	23,656	2,331.00		
2014	2014-660031854	HENDRIX, HARVEY L & TREBA NELL	10	373,913	1000	35,695	3,504.00		
2013	2013-660031854	HENDRIX, HARVEY L & TREBA NELL	10	350,990	1000	34,626	3,287.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

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	2,082 / 2,082
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,082
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	884 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.55	Total Misc Impr	+	14,156			
Roofing Adj	+ 4.44	Garage Cost	+	26,334			
Subfloor Adj	+ -2.14	Total RCN	=	298,533			
Heat/Cool Adj	+ 12.64	Depreciation ( 9%)	-	26,868			
Plumbing Adj	+ 7.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	271,665			
Adj Base Cost	= 123.94	Lot Value	+				
Total Area	x 2,082	Indicated Value	=	271,665			
Adjusted Cost	= 258,043	Value Per SqFt		130.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	271,665		
Lot Value			
Indicated Value	271,665	130.48	Per SqFt
Agland Value	19,918		
Site Improvements	31,365		
Total Value	322,948	155.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120614	25x12		300	25.99		7,797
PRCH	SLAB PORCH - COVERED	120615	243		243	26.17		6,359



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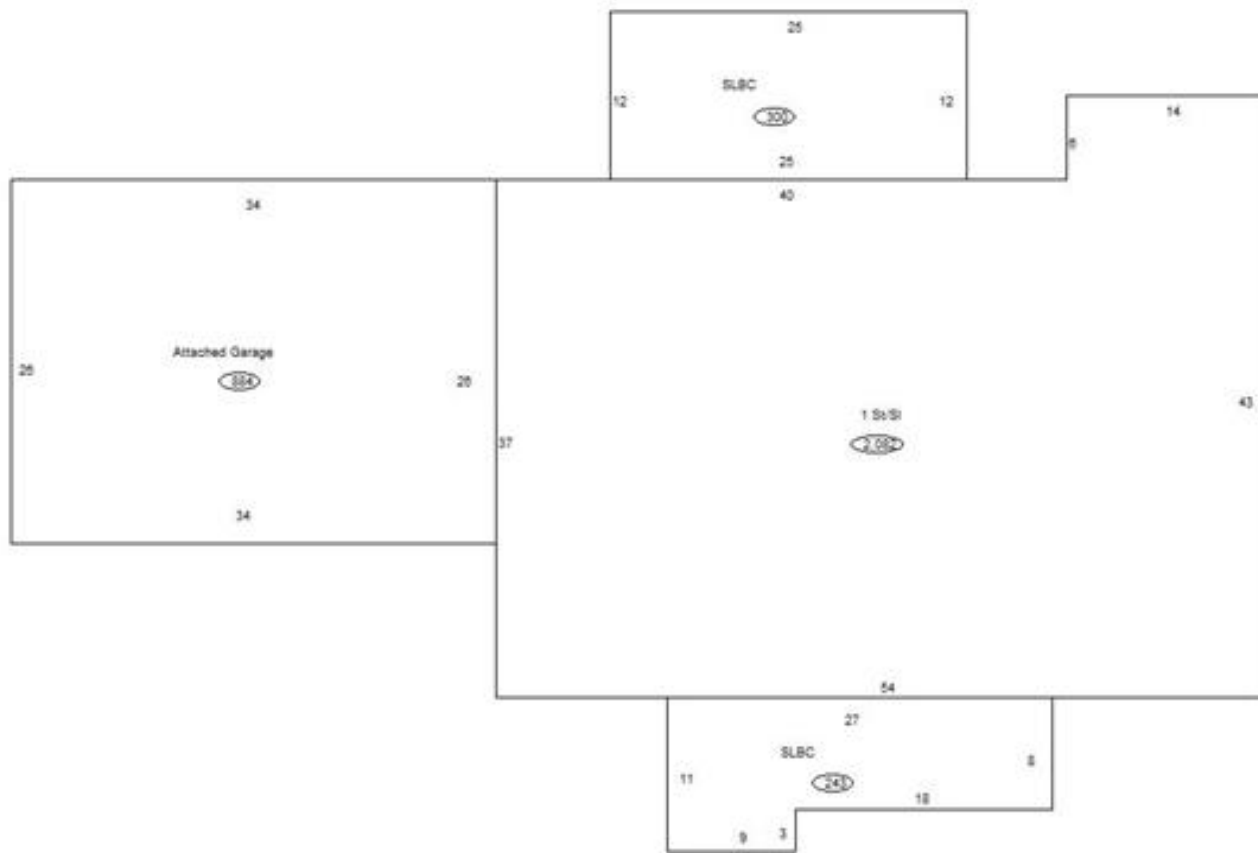
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,082	1.000	2,082
2	G	1		10	Attached Garage	884	1.000	884
3	M	PRCH		10	SLBC	300	1.000	300
4	M	PRCH		10	SLBC	243	1.000	243
<b>Total Building Area</b>						<b>2,082</b>		<b>2,082</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			1,638
	Qual	2	Cond 3	Year 1950	Eff Age 57	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 1,638)	7,666		7,666	7,666
	BARN	BARN	40x40x0			1,600
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.41 x 1,600)	15,056		15,056	3,011
	BARN	BARN	20x62x0			1,240
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.92 x 1,240)	12,301		12,301	3,075
	BARN	BARN	22x61x0			1,342
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.78 x 1,342)	13,125		13,125	6,562
	UTIL	SHOP BUILDING	28x32x0			896
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (35.24 x 896)	31,575		31,575	11,051



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			24.437	121	121	2,947	2,947
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.676	85	85	226	226
<b>TMBR Totals</b>						27.113			3,173	3,173
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			11.797	108	108	1,274	1,274
SO	SOGN SOILS	NTV PST	15			18.699	36	36	673	673
SUC2	SUMMIT SILTY CLAY LOAM 1-	NTV PST	60			9.924	144	144	1,429	1,429
<b>NTV PST Totals</b>						40.420			3,376	3,376
OS	OSAGE CLAY	IMP PST	58			59.733	162	162	9,701	9,701
VE	VERDIGRIS CLAY LOAM	IMP PST	90			14.554	252	252	3,668	3,668
<b>IMP PST Totals</b>						74.287			13,369	13,369
<b>Total Agland</b>						141.820			19,918	19,918