



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 660031859 Parcel ID 22N15E-36-1-00000-000-0000 Cadastral ID 36-22-15-00900 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 314337 HARDAGE, STEVEN R & TRACIE M 9570 E 460 RD CLAREMORE OK 74019-5255 Parcel Location Situs 09570 E 460 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 36 / 22 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\080822(92)\IMG_0053.JPG 8/8/2022</p>					
Legal Description Lat/Long: 36.34994350 -95.65858717										
NW NW NE					Building Permits					
					Number	Description	Opened	Closed	Amount	
					WP 2016 04 3 R17-NEW POOL	04/2016	08/2016			
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	No	1,000		2449/212	BAKER, DAUGHN C & KAREN S	01/09/2015	462,500	YES	
					975/527	SUMTER, ROSE MARIE	11/30/1994	75,000	Yes	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2016		Land Value	181,495	181,495	11%	19,964	Assessed	59,783	6,467.42
Year Frozen	0		Improvements	507,755	361,992		39,819	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	689,250	543,487		59,783	Total Taxable	59,783	6,467.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660031859	HARDAGE, STEVEN R & TRACIE M			10	517,607	0	56,936	6,160.00	
2024	2024-660031859	HARDAGE, STEVEN R & TRACIE M			10	539,626	0	57,519	6,024.00	
2023	2023-660031859	HARDAGE, STEVEN R & TRACIE M			10	498,000	0	54,780	5,697.00	
2022	2022-660031859	HARDAGE, STEVEN R & TRACIE M			10	494,190	0	54,361	5,627.00	
2021	2021-660031859	HARDAGE, STEVEN R & TRACIE M			10	495,383	0	54,492	5,681.00	
2020	2020-660031859	HARDAGE, STEVEN R & TRACIE M			10	494,986	0	54,449	5,760.00	
2019	2019-660031859	HARDAGE, STEVEN R & TRACIE M			10	493,792	0	54,317	5,638.00	
2018	2018-660031859	HARDAGE, STEVEN R & TRACIE M			10	494,986	0	54,448	5,847.00	
2017	2017-660031859	HARDAGE, STEVEN R & TRACIE M			10	484,890	0	53,338	6,065.00	
2016	2016-660031859	HARDAGE, STEVEN R & TRACIE M			10	465,000	0	51,150	5,296.00	
2015	2015-660031859	HARDAGE, STEVEN R & TRACIE M			10	675,219	1000	42,261	4,154.00	
2014	2014-660031859	BAKER, DAUGHN C & KAREN S			10	675,300	1000	41,001	4,023.00	
2013	2013-660031859	BAKER, DAUGHN C & KAREN S			10	635,356	1000	39,778	3,776.00	



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	10.0552	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	438,004.00 x .41 = 181,495	
Factor Value		
Adjustments	1.0000	
Lot Value	181,495	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,622 / 6,552
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 16



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	753,616	115.02	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	89.22	Total Misc Impr	+	17,587			
Roofing Adj	+ 3.06	Garage Cost	+	23,663			
Subfloor Adj	+ 0.00	Total RCN	=	786,540			
Heat/Cool Adj	+ 16.31	Depreciation (38%)	-	298,885			
Plumbing Adj	+ 5.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	487,655			
Adj Base Cost	= 113.75	Lot Value	+	181,495			
Total Area	x 6,552	Indicated Value	=	669,150			
Adjusted Cost	= 745,290	Value Per SqFt		102.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	487,655		
Lot Value	181,495		
Indicated Value	669,150	102.13	Per SqFt
Agland Value			
Site Improvements	20,100		
Total Value	689,250	105.20	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	76026	21x10		210	32.22		6,766
PATO	SLAB PORCH - OPEN	76027	36x9		324	11.04		3,577



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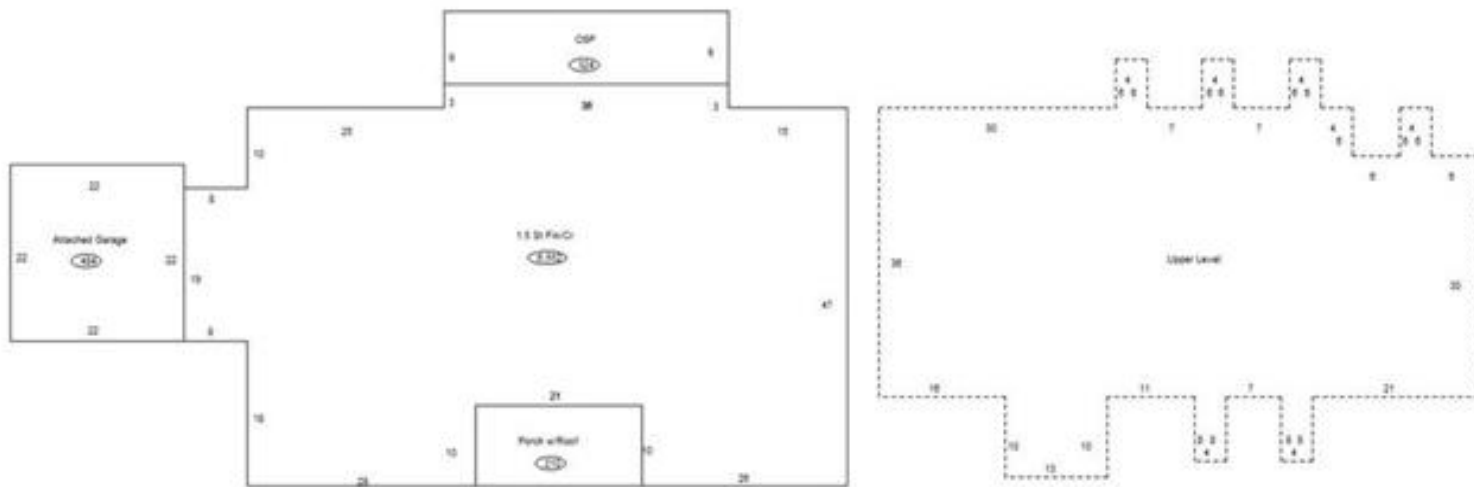
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	3,622	1.809	6,552
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	210	1.000	210
4	M	PATO		13	Open Slab	324	1.000	324
5	U	^UL	Overhang	13	Upper Level	2,930	1.000	2,930
Total Building Area						3,622		6,552



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2016	Eff Age 6	
		Valuation Summary	Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	9,900	20,100