



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:06:20
Page 1

Assessment Data					Primary Image																																																	
Account 660074829 Parcel ID 000000-00-0-00202-004-0004 Cadastral ID 02-20-15-06600 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 347972 HASSELL, MCKINNLIE B & KANE A MCINTYRE 8174 E MISTY MORNING PL CLAREMORE OK 74019-0000 Parcel Location Situs 08174 E MISTY MORNING PL Subdivision COTTONWOOD HILL Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1146 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																						
Legal Description Lot/Long: 36.24489807 -95.68707464																																																						
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	WILLIAMS, HARRISON J & EMILY J	08/26/2025	325,000	YES																																													
					2313/283	TALBOT, JOAN D	03/18/2013	169,000	YES																																													
					1695/794	WALKER, TERRIE L	07/15/2005	160,000	YES																																													
					1328/658	DORSEY INC	10/30/2001	149,000	YES																																													
					1266/527	VERDIGRIS LAND CO LLC	01/23/2001	28,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 86,349</td> <td>86,349</td> <td>11%</td> <td>9,498</td> <td>Assessed</td> <td>35,752</td> <td>3,722.92</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 238,672</td> <td>238,672</td> <td></td> <td>26,254</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 325,021</td> <td>325,021</td> <td></td> <td>35,752</td> <td>Total Taxable</td> <td>35,752</td> <td>3,723.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2026	Land Value 86,349	86,349	11%	9,498	Assessed	35,752	3,722.92	Year Frozen	0	Improvements 238,672	238,672		26,254	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 325,021	325,021		35,752	Total Taxable	35,752	3,723.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																														
Remove Cap	2026	Land Value 86,349	86,349	11%	9,498	Assessed	35,752	3,722.92																																														
Year Frozen	0	Improvements 238,672	238,672		26,254	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 325,021	325,021		35,752	Total Taxable	35,752	3,723.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660074829	HASSELL, MCKINNLIE B &	80	285,793	0	24,997	2,602.00																																															
2024	2024-660074829	WILLIAMS, HARRISON J & EMILY J	80	263,434	0	23,807	2,282.00																																															
2023	2023-660074829	WILLIAMS, HARRISON J & EMILY J	80	206,121	0	22,673	2,141.00																																															
2022	2022-660074829	WILLIAMS, HARRISON J & EMILY J	80	206,122	0	21,818	2,097.00																																															
2021	2021-660074829	WILLIAMS, HARRISON J & EMILY J	80	188,904	0	20,779	1,945.00																																															
2020	2020-660074829	WILLIAMS, HARRISON J & EMILY J	80	185,865	0	20,445	1,918.00																																															
2019	2019-660074829	WILLIAMS, HARRISON J & EMILY J	80	178,436	0	19,628	1,869.00																																															
2018	2018-660074829	WILLIAMS, HARRISON J & EMILY J	80	184,818	0	20,330	1,937.00																																															
2017	2017-660074829	WILLIAMS, HARRISON J & EMILY J	80	183,295	0	20,162	1,927.00																																															
2016	2016-660074829	WILLIAMS, HARRISON J & EMILY J	80	178,713	0	19,658	1,884.00																																															
2015	2015-660074829	WILLIAMS, HARRISON J & EMILY J	80	173,206	0	19,053	1,840.00																																															
2014	2014-660074829	WILLIAMS, HARRISON J & EMILY J	80	174,625	0	19,209	1,755.00																																															
2013	2013-660074829	WILLIAMS, HARRISON J & EMILY J	80	176,463	0	19,411	1,838.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:06:20
Page 2

Lot Data	Square-Foot - NBHD 1146 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4958	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	21,596.00 x 3.00 = 64,788	
Factor Value		
Adjustments	1.3328	
Lot Value	86,349	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,933 / 1,933
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,933
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 17

\\tsclient\T\TOMMY DUNLAP\New folder (14)\IMG_0027.JPG 3/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	241,314	124.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	242,390		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,672		
Lot Value	86,349		
Indicated Value	325,021	168.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	325,021	168.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.29	Total Misc Impr	+	18,992			
Roofing Adj	+ 4.73	Garage Cost	+	21,572			
Subfloor Adj	+ -2.23	Total RCN	=	294,657			
Heat/Cool Adj	+ 12.64	Depreciation (19%)	-	55,985			
Plumbing Adj	+ 8.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	238,672			
Adj Base Cost	= 131.45	Lot Value	+	86,349			
Total Area	x 1,933	Indicated Value	=	325,021			
Adjusted Cost	= 254,093	Value Per SqFt		168.14			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	89385	14x7		98	26.62		2,609
PRCH	SLAB PORCH - COVERED	89386	296		296	26.00		7,696
PATO	Patio - Open	180556	12x9		108	11.40		1,231
PATO	Patio - Open	180557	170		170	10.83		1,841



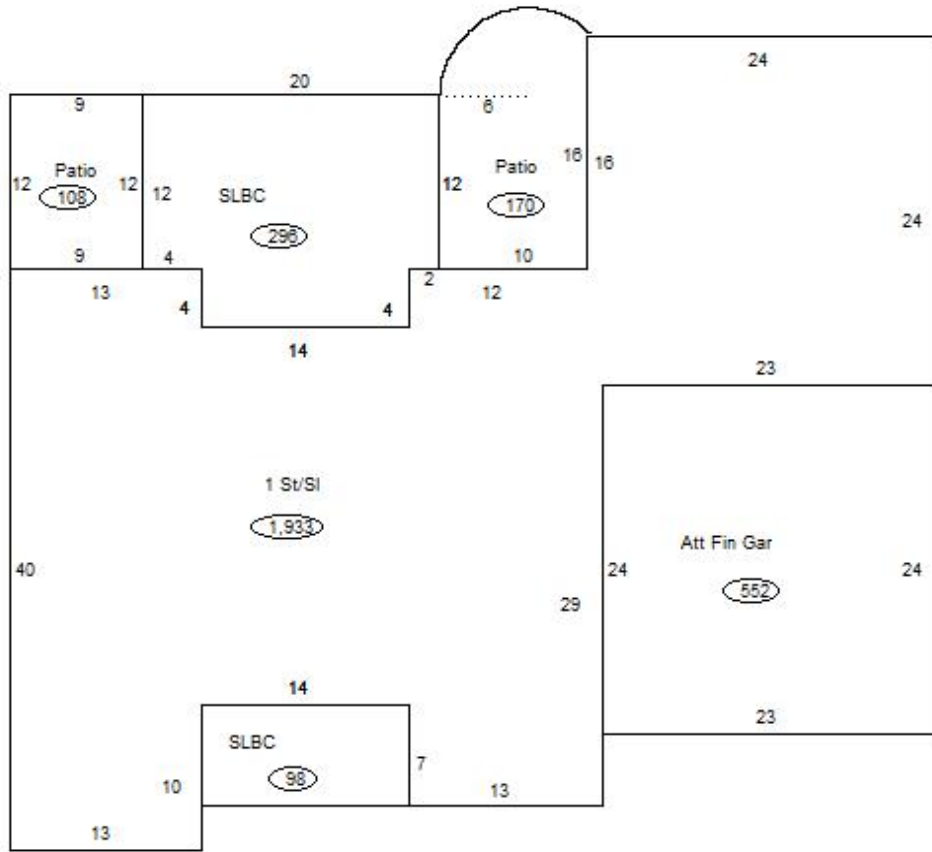
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:06:20
 Page 3

Sketch Image

660074829



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,933	1.000	1,933
2	G	5		13	Att Fin Gar	552	1.000	552
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PRCH		13	SLBC	296	1.000	296
5	M	PATO		13	Patio	108	1.000	108
6	M	PATO		13	Patio	170	1.000	170
Total Building Area						1,933		1,933