



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 660079581 Parcel ID 000000-00-0-00364-003-0012 Cadastral ID 11-21-16-07420 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 313064 HOFFMAN, MATTHEW A & VICTORIA 14873 E MODOC ST CLAREMORE OK 74017-0000 Parcel Location Situs 14873 MODOC ST Subdivision HARBOR MEADOWS Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 16 / 5 Neighborhood 1040 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS				<p>\\tsclient\A\TOMMY DUNLAP\New folder (224)\IMG_0060.JPG 7/5/2023</p>															
Legal Description Lat/Long: 36.32032425 -95.56300521																			
LOT 12 BLOCK 3 HARBOR MEADOWS				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></td> <td></td> <td></td> <td></td> <td></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										
					2422/358	AKIN, JASON C &	08/01/2014	126,500	YES										
					2200/372	JOHNSON, GINA R	10/06/2011	123,000	YES										
					1537/891	QUALITY HOME BUILDERS LLC	10/24/2003	96,000	YES										
					1483/681	KNAPP, BRETT D PROPERTIES-LLC	06/02/2003	15,000	5										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	2015		Land Value	52,529	39,542	11%	4,350	Assessed	19,707										
Year Frozen	0		Improvements	140,361	139,605		15,357	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	192,890	179,147		19,707	Total Taxable	19,707										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660079581	HOFFMAN, MATTHEW A &			5	189,225	0	18,767	1,559.00										
2024	2024-660079581	HOFFMAN, MATTHEW A &			5	202,406	0	17,874	1,492.00										
2023	2023-660079581	HOFFMAN, MATTHEW A &			5	154,756	0	17,023	1,418.00										
2022	2022-660079581	HOFFMAN, MATTHEW A &			5	156,105	0	16,539	1,376.00										
2021	2021-660079581	HOFFMAN, MATTHEW A &			5	143,191	0	15,751	1,336.00										
2020	2020-660079581	HOFFMAN, MATTHEW A &			5	141,095	0	15,150	1,283.00										
2019	2019-660079581	HOFFMAN, MATTHEW A &			5	131,165	0	14,428	1,249.00										
2018	2018-660079581	HOFFMAN, MATTHEW A &			5	131,492	0	14,464	1,254.00										
2017	2017-660079581	HOFFMAN, MATTHEW A &			5	130,446	0	14,349	1,170.00										
2016	2016-660079581	HOFFMAN, MATTHEW A &			5	129,270	0	14,220	1,213.00										
2015	2015-660079581	HOFFMAN, MATTHEW A &			5	126,474	0	13,912	1,175.00										
2014	2014-660079581	HOFFMAN, MATTHEW A &			5	135,721	0	14,786	1,269.00										
2013	2013-660079581	AKIN, JASON C &			5	128,020	0	14,082	1,227.00										



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Lot Data		Square-Foot - NBHD 1040 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5025		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	21,887.00 x 2.40 = 52,529		
Factor Value			
Adjustments	1.0000		
Lot Value	52,529		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,284 / 1,284
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,284
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	171,834 133.83 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	192,250 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	140,361
Lot Value	52,529
Indicated Value	192,890 150.23 Per SqFt
Agland Value	
Site Improvements	
Total Value	192,890 150.23 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.86	Total Misc Impr	+	3,575
Roofing Adj	+ 4.47	Garage Cost	+	12,814
Subfloor Adj	+ -1.15	Total RCN	=	177,672
Heat/Cool Adj	+ 11.47	Depreciation (21%)	-	37,311
Plumbing Adj	+ 10.96	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	140,361
Adj Base Cost	= 125.61	Lot Value	+	52,529
Total Area	x 1,284	Indicated Value	=	192,890
Adjusted Cost	= 161,283	Value Per SqFt		150.23

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	95913	20x4		80	24.02		1,922
PATO	SLAB PORCH - OPEN	95914	16x10		160	10.33		1,653



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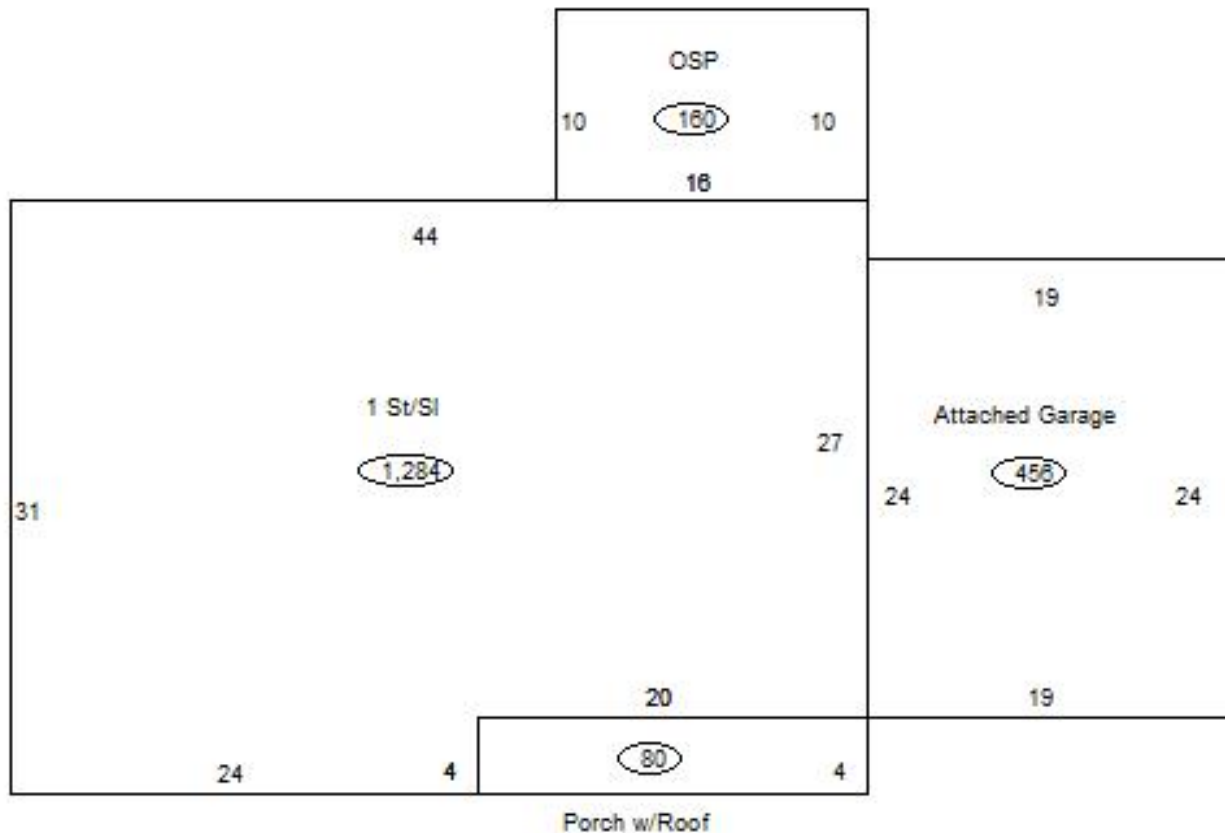
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Sketch Image

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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/SI	1,284	1.000	1,284
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,284		1,284