



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 660082029 Parcel ID 21N15E-35-1-00000-000-0000 Cadastral ID 35-21-15-00712 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 339451 HOSKISON, KRISSY A TRUSTEE K.A.Y. LIVING TRUST 24252 S 4120 RD CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 24252 S 4120 RD Subdivision Lot/Block / Parcel Size 2.1 - Acres Sec/Twn/Rng 35 / 21 / 15 / 1 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																						
Legal Description Lat/Long: 36.25990828 -95.67003529					Building Permits																																																	
W 300' OF E 542' OF N 305' OF N2 N2 SE NE					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
HV	Veteran	Yes	999,999	33,376	/	DEUTSCHE BANK NATL TRUST CO	08/30/2022	226,000	3																																													
					2560/624	BROWN, MICHAEL S	06/22/2016	0	10																																													
					1448/2	SMITH, GLENN & JOAN	01/28/2003	242,000	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>2023</td> <td>Land Value</td> <td>53,321</td> <td>51,386</td> <td>11%</td> <td>5,652</td> <td>Assessed</td> <td>33,376 3,475.50</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>257,019</td> <td>252,032</td> <td> </td> <td>27,724</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>33,376 -2,917.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>310,340</td> <td>303,418</td> <td> </td> <td>33,376</td> <td>Total Taxable</td> <td>0 559.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2023	Land Value	53,321	51,386	11%	5,652	Assessed	33,376 3,475.50	Year Frozen	0	Improvements	257,019	252,032		27,724	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	33,376 -2,917.00	TIF Project ID	0	Total Value	310,340	303,418		33,376	Total Taxable	0 559.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660082029	HOSKISON, KRISSY A	4	304,998	32404		543.00																																															
2024	2024-660082029	HOSKISON, KRISSY	4	323,248	31460		324.00																																															
2023	2023-660082029	HOSKISON, KRISSY	4	277,671	30544		315.00																																															
2022	2022-660082029	HOSKISON, KRISSY	4	281,066	0	30,917	2,972.00																																															
2021	2021-660082029	DEUTSCHE BANK NATL TRUST CO	4	295,722	0	32,529	3,044.00																																															
2020	2020-660082029	DEUTSCHE BANK NATL TRUST CO	4	293,866	0	32,109	3,011.00																																															
2019	2019-660082029	DEUTSCHE BANK NATL TRUST CO	4	277,998	0	30,580	2,913.00																																															
2018	2018-660082029	DEUTSCHE BANK NATL TRUST CO	4	294,333	0	32,377	3,086.00																																															
2017	2017-660082029	DEUTSCHE BANK NATL TRUST CO	4	291,908	0	31,744	3,033.00																																															
2016	2016-660082029	DEUTSCHE BANK NATL TRUST CO	4	284,086	1000	29,233	2,811.00																																															
2015	2015-660082029	BROWN, MICHAEL S	4	275,223	1000	28,352	2,748.00																																															
2014	2014-660082029	BROWN, MICHAEL S	4	277,720	1000	27,497	2,523.00																																															
2013	2013-660082029	BROWN, MICHAEL S	4	260,970	1000	26,667	2,535.00																																															



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.0963		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	91,315.00 x .58 = 53,321		
Factor Value			
Adjustments	1.0000		
Lot Value	53,321		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	2,248 / 2,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,248
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	2,232 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	437,263 194.51 Per SqFt

Direct Comparables

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

Cost Approach		Manual : 01/2025	
Base Cost	110.36	Total Misc Impr	+ 9,235
Roofing Adj	+ 5.24	Garage Cost	+ 83,053
Subfloor Adj	+ -3.40	Total RCN	= 399,387
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 143,779
Plumbing Adj	+ 9.94	Lump Sums	+ 1,411
Basement Adj	+ 0.00	RCNLD	= 257,019
Adj Base Cost	= 136.61	Lot Value	+ 53,321
Total Area	x 2,248	Indicated Value	= 310,340
Adjusted Cost	= 307,099	Value Per SqFt	138.05

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	257,019		
Lot Value	53,321		
Indicated Value	310,340	138.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	310,340	138.05	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	99845	12x8		96	29.22		2,805
WODO	WOOD DECK - OPEN	99846	15x8		120	29.39	60%	1,411



Rogers

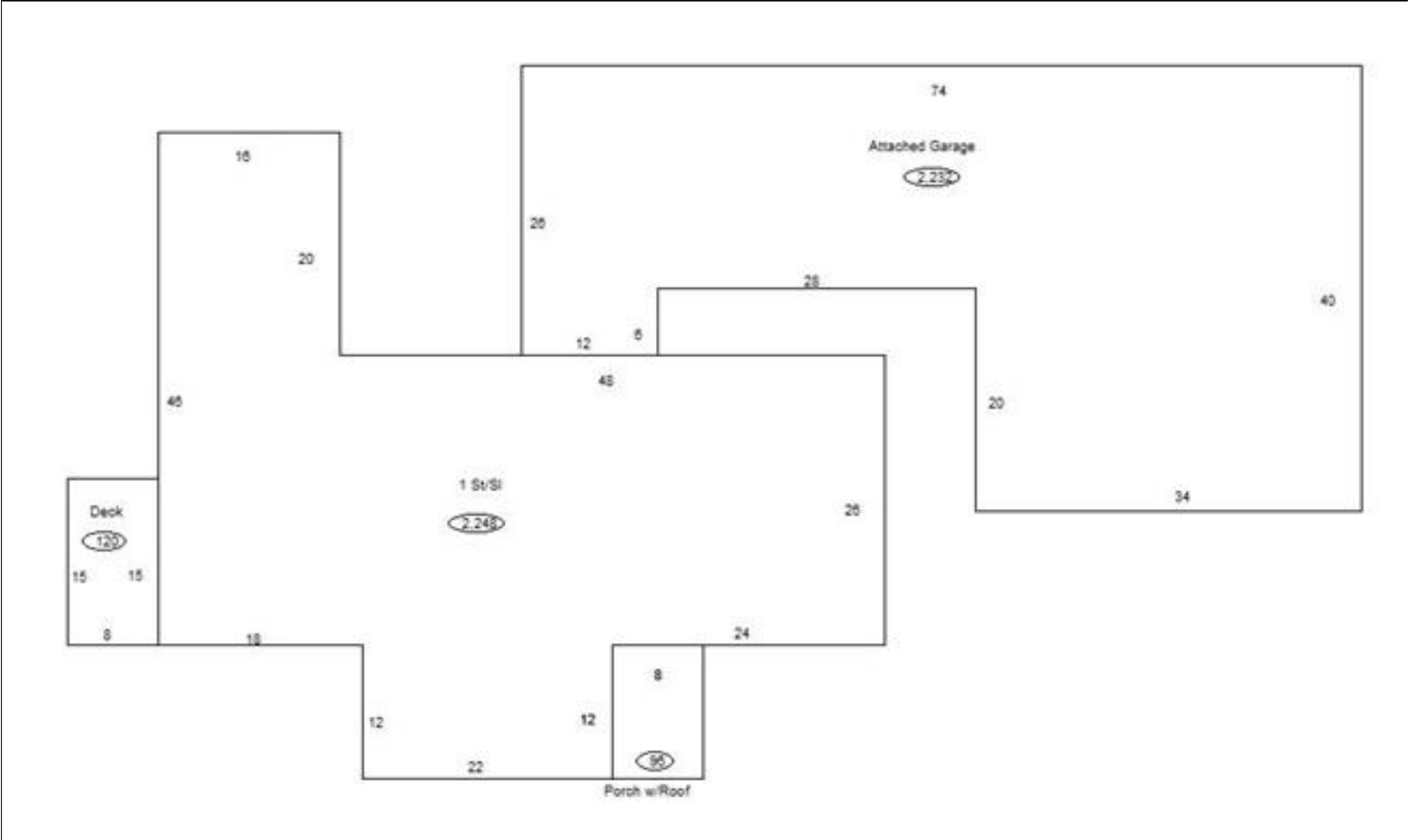
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	96	1.000	96
2	M	WODO		13	WODO	120	1.000	120
3	R	1	Slab	13	1 St/SI	2,248	1.000	2,248
4	G	1		13	Attached Garage	2,232	1.000	2,232
Total Building Area						2,248		2,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						