



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	660082415								
Parcel ID	21N15E-32-1-00000-000-0000								
Cadastral ID	32-21-15-00820								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	268920								
HASTINGS, STEPHEN M & DEANNA L									
24292 S 4090 RD CLAREMORE OK 74019-5458									
Parcel Location									
Situs	24292 S 4090 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.41 - Acres						
Sec/Twn/Rng	32 / 21 / 15 / 1								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25819617 -95.72330326									
TR DESC 2022-010671 AS BEG NE/C SE SE NE; S88.3952W 429.69'; S01.0952E 244'; N88.3952E 429.73'; N01.1025W 244' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
9767	R7 FOR NEW METAL BARN	11/2005	12/2006	15,500					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HASTINGS, STEPHEN M & DEANNA L	06/21/2022	0	4					
/	HASTINGS, STEPHEN M & DEANNA L	06/16/2022	22,500	11					
1470/15	BUSHYHEAD & WILLIS ENTER-LLC	04/22/2003	18,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap		Land Value	56,614	55,441	11%	6,099	Assessed	36,438 3,794.36	
Year Frozen	0	Improvements	316,148	275,809		30,339	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	372,762	331,250		36,438	Total Taxable	35,438 3,707.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660082415	HASTINGS, STEPHEN M & DEANNA L	4	357,314	1000	34,376	3,596.00		
2024	2024-660082415	HASTINGS, STEPHEN M & DEANNA L	4	371,159	1000	33,346	3,207.00		
2023	2023-660082415	HASTINGS, STEPHEN M & DEANNA L	4	322,922	1000	32,345	3,064.00		
2022	2022-660082415	HASTINGS, STEPHEN M & DEANNA L	4	330,413	1000	31,374	3,026.00		
2021	2021-660082415	HASTINGS, STEPHEN M & DEANNA L	4	269,926	1000	28,029	2,634.00		
2020	2020-660082415	HASTINGS, STEPHEN M & DEANNA L	4	265,704	1000	27,183	2,559.00		
2019	2019-660082415	HASTINGS, STEPHEN M & DEANNA L	4	248,748	1000	26,363	2,522.00		
2018	2018-660082415	HASTINGS, STEPHEN M & DEANNA L	4	255,936	1000	25,777	2,467.00		
2017	2017-660082415	HASTINGS, STEPHEN M & DEANNA L	4	253,211	1000	24,997	2,399.00		
2016	2016-660082415	HASTINGS, STEPHEN M & DEANNA L	4	247,374	1000	24,240	2,333.00		
2015	2015-660082415	HASTINGS, STEPHEN M & DEANNA L	4	239,854	1000	23,505	2,280.00		
2014	2014-660082415	HASTINGS, STEPHEN M & DEANNA L	4	222,762	1000	22,791	2,093.00		
2013	2013-660082415	HASTINGS, STEPHEN M & DEANNA L	4	209,980	1000	22,098	2,103.00		



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.3987		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	104,488.00 x .54 = 56,614		
Factor Value			
Adjustments	1.0000		
Lot Value	56,614		



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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	2,206 / 2,206
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,206
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	808 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	336,389	152.49	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	105.06	Total Misc Impr	+ 20,698
Roofing Adj	+ 4.59	Garage Cost	+ 24,070
Subfloor Adj	+ -2.19	Total RCN	= 329,232
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 62,554
Plumbing Adj	+ 8.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 266,678
Adj Base Cost	= 128.95	Lot Value	+ 56,614
Total Area	x 2,206	Indicated Value	= 323,292
Adjusted Cost	= 284,464	Value Per SqFt	146.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	266,678		
Lot Value	56,614		
Indicated Value	323,292	146.55	Per SqFt
Agland Value			
Site Improvements	49,470		
Total Value	372,762	168.98	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	100019	29x6		174	26.39		4,592
PRCH	SLAB PORCH - COVERED	100020	409		409	25.65		10,491



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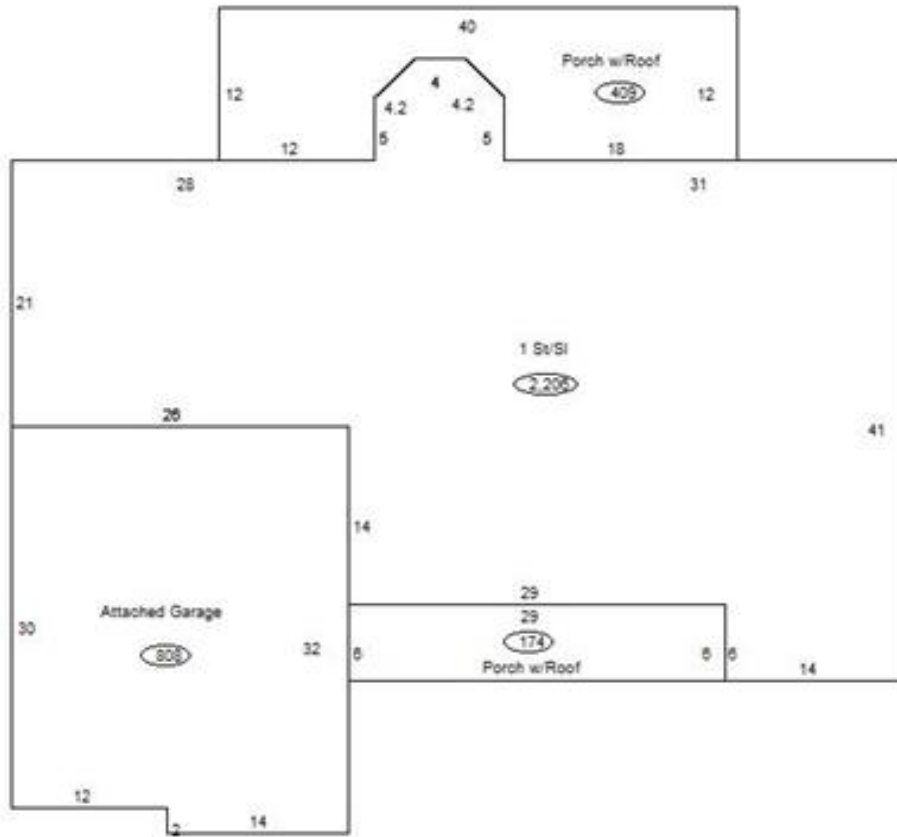
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Sketch Image

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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/Sl	2,206	1.000	2,206
2	G	1		13	Attached Garage	808	1.000	808
3	M	PRCH		13	SLBC	174	1.000	174
4	M	PRCH		13	SLBC	409	1.000	409
Total Building Area						2,206		2,206



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age 8	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (44% Phys/ % Func) 13,200	RCNLD 16,800
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (10% Phys/ % Func) 3,630	RCNLD 32,670