



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:56:26  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660089900 <b>Parcel ID</b> 22N16E-19-2-00000-000-0000 <b>Cadastral ID</b> 19-22-16-00310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 296180 HINSON, ANDREW J &  DANETTE 16375 S 4133 RD CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 16375 S 4133 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.99 - Acres <b>Sec/Twn/Rng</b> 19 / 22 / 16 / 2 <b>Neighborhood</b> 6030 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37490318 -95.64281330 N 290' OF S 340' OF E 32.5' OF NW/4 SE/4 NW/4; AND S 340' NE/4 SE/4 NW/4; LESS W 100' S 50' THEREOF; AND S 340' OF W 45' OF NW/4 SW/4 NE/4; AND E 25' OF W 125' OF SE/4 SE/4 NW/4.					<b>Building Permits</b> <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>R19 000018</td> <td>R20- CONVERTNG SFR TO SHOP</td> <td>01/2019</td> <td>11/2019</td> <td>185,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000018	R20- CONVERTNG SFR TO SHOP	01/2019	11/2019	185,000																																																																																																						
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	5.99	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	249,292.00 x .44 = 108,932	
Factor Value		
Adjustments	1.0000	
Lot Value	108,932	

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	1,832 / 1,832
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



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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	251,841	137.47	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103,68	Total Misc Impr	+ 16,375
Roofing Adj	+ 4.53	Garage Cost	+ 16,627
Subfloor Adj	+ 0.00	Total RCN	= 265,904
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	- 130,293
Plumbing Adj	+ 6.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 135,611
Adj Base Cost	= 127.13	Lot Value	+ 108,932
Total Area	x 1,832	Indicated Value	= 244,543
Adjusted Cost	= 232,902	Value Per SqFt	133.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,611		
Lot Value	108,932		
Indicated Value	244,543	133.48	Per SqFt
Agland Value			
Site Improvements	53,794		
Total Value	298,337	162.85	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
PRCH	SLAB PORCH - COVERED	109559	42x10		420	25.62		10,760



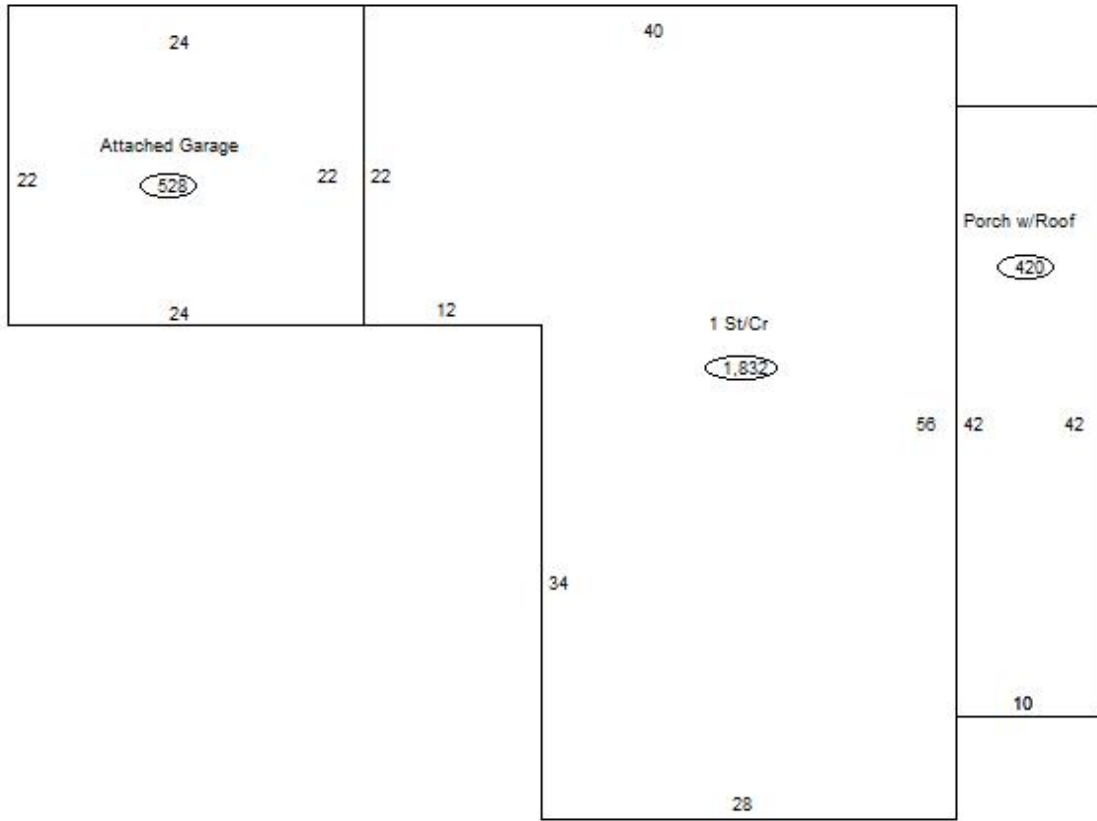
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**Assessment Property Record Card for Tax Year 2026**

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Sketch Image

660089900



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,832	1.000	1,832
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	420	1.000	420
<b>Total Building Area</b>						1,832		1,832



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x0			2,400
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b> Base Cost (25.82 x 2,400) 61,968		<b>Modifier Total</b>	<b>RCN</b> 61,968	<b>Depr (15% Phys/ % Func)</b> 9,295	<b>RCNLD</b> 52,673
	LT	LEAN-TO	0x0x0			384
	Qual	3	Cond 3	Year 2016	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 384) 1,121		<b>Modifier Total</b>	<b>RCN</b> 1,121	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 1,121



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	3,067 / 3,067
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,067
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	800 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	103.75	Total Misc Impr	+ 30,380
Roofing Adj	+ 5.62	Garage Cost	+ 36,336
Subfloor Adj	+ -4.35	Total RCN	= 464,046
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	- 23,202
Plumbing Adj	+ 8.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 440,844
Adj Base Cost	= 129.55	Lot Value	+ 440,844
Total Area	x 3,067	Indicated Value	= 440,844
Adjusted Cost	= 397,330	Value Per SqFt	143.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	440,844		
Lot Value			
Indicated Value	440,844	143.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	440,844	143.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144205	24x14		336	31.83		10,695
PRCH	SLAB PORCH - COVERED	144206	16x14		224	32.18		7,208
PRCH	SLAB PORCH - COVERED	144207	161		161	32.50		5,233
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244
SHLT	STORM SHELTER			1	2019	1	0.00	



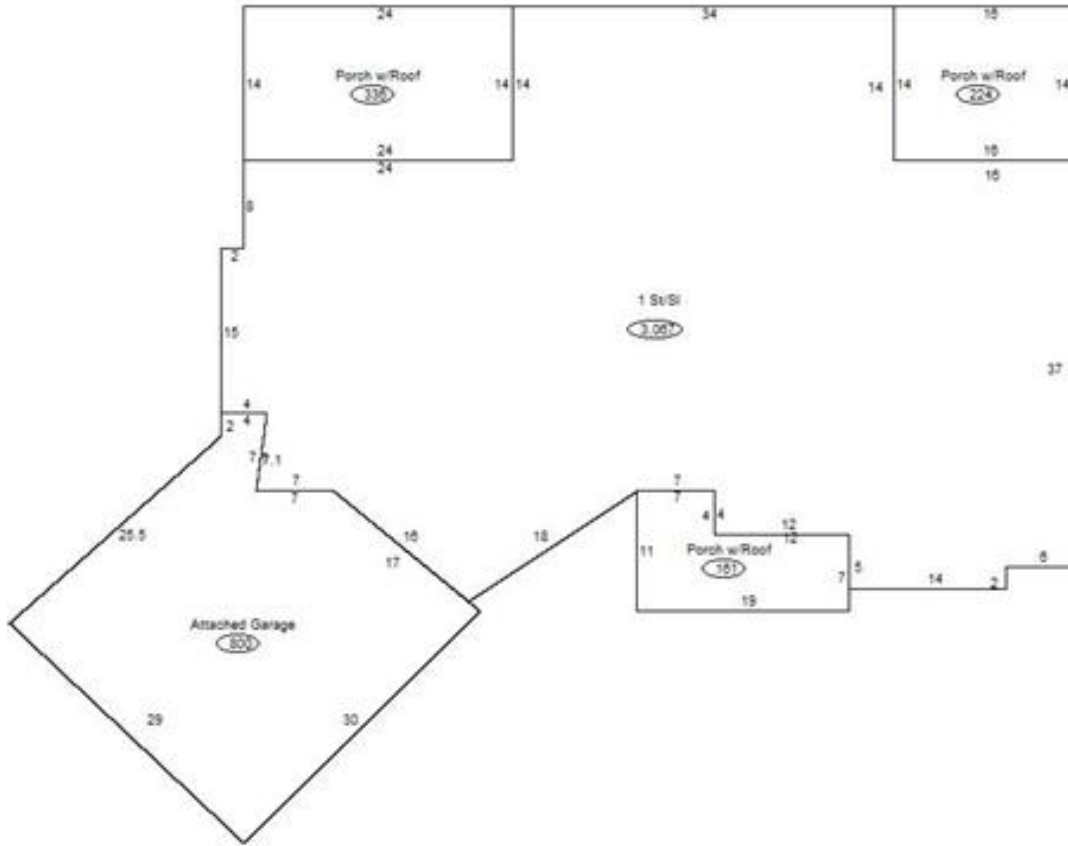
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Sketch Image

660089900



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2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	224	1.000	224
5	M	PRCH		13	SLBC	161	1.000	161
<b>Total Building Area</b>						<b>3,067</b>		<b>3,067</b>