



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:25:45  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660094920 <b>Parcel ID</b> 000000-00-0-10245-001-0001 <b>Cadastral ID</b> 09-21-16-15191 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 308214 HUBBARD, MARGARET A RICHARD D  11621 S 4220 RD CLAREMORE OK 74017-2893  <b>Parcel Location</b> <b>Situs</b> 01321 N SIOUX AVE <b>Subdivision</b> MCCLELLAN <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> .13 - Lots <b>Sec/Twn/Rng</b> 9 / 21 / 16 / 5 <b>Neighborhood</b> 1162 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32107045 -95.59708322 E 86.50' S 117' LOT 1 BLOCK 1 MCCLELLAN.																																																																																																																				
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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10120	
Non-Ag Acres	0.2325	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,127.00 x 5.45 = 55,192	
Factor Value		
Adjustments	1.0000	
Lot Value	55,192	

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	2,315 / 2,315
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,315
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	696 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-15\IMG\_006! 6/15/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	254,726	110.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	251,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.41	Total Misc Impr	+	21,019			
Roofing Adj	+ 4.56	Garage Cost	+	20,838			
Subfloor Adj	+ -2.19	Total RCN	=	333,825			
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	150,221			
Plumbing Adj	+ 6.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	183,604			
Adj Base Cost	= 126.12	Lot Value	+	55,192			
Total Area	x 2,315	Indicated Value	=	238,796			
Adjusted Cost	= 291,968	Value Per SqFt		103.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,604		
Lot Value	55,192		
Indicated Value	238,796	103.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	238,796	103.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	23465	31x6		186	26.35		4,901
EPSW	ENCLOSED PORCH - SOLID WALL	23466	18x13		234	68.88		16,118



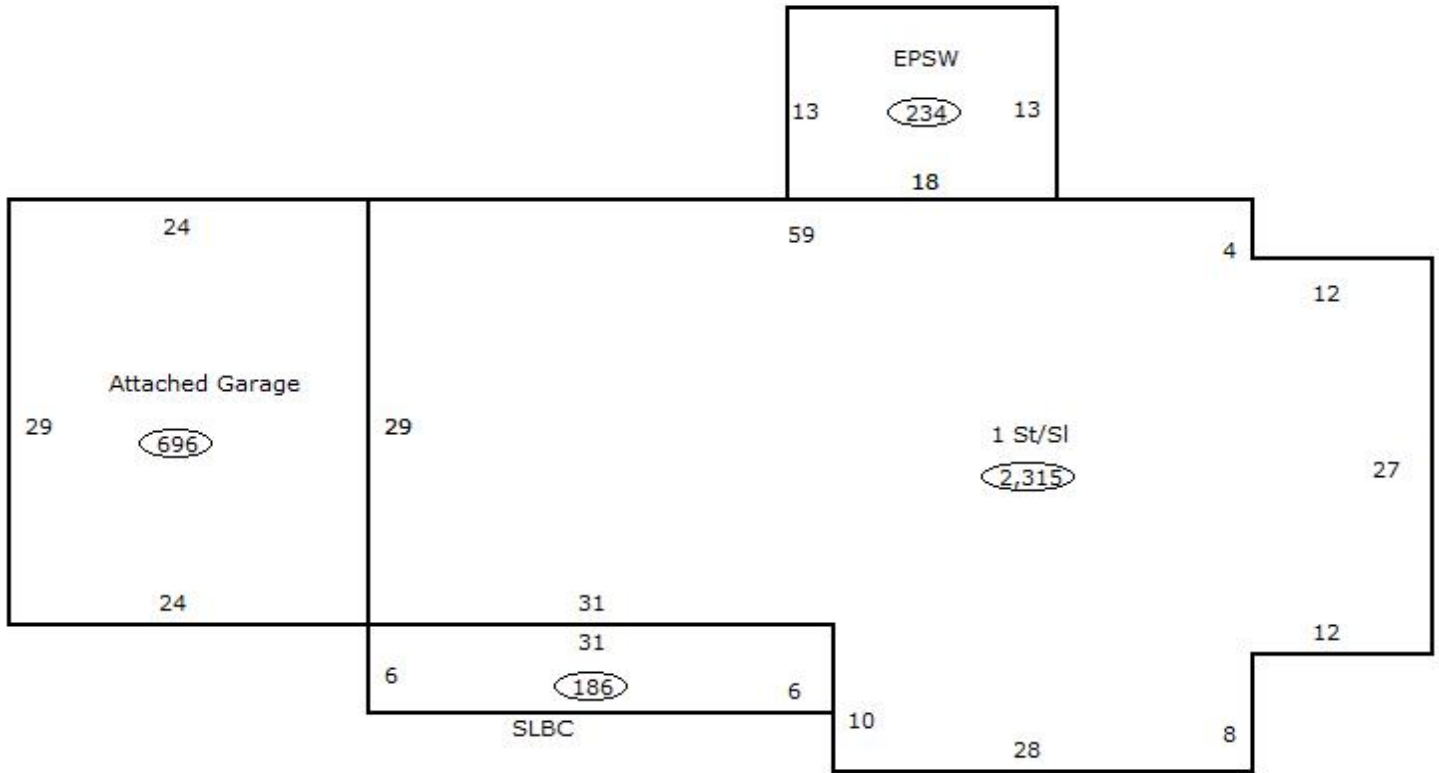
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Sketch Image

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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	2,315	1.000	2,315
2	G	1		13	Attached Garage	696	1.000	696
3	M	PRCH		13	SLBC	186	1.000	186
4	M	EPSW		13	EPSW	234	1.000	234
<b>Total Building Area</b>						<b>2,315</b>		<b>2,315</b>



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### Outbuildings/Site Improvements

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