



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
<b>Account</b> 660097504 <b>Parcel ID</b> 21N16E-09-4-00000-000-0001 <b>Cadastral ID</b> 09-21-16-15810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 320833 HINDS RENTAL PROPERTIES LLC  9500 E 510 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> N DOROTHY AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .18 - Acres <b>Sec/Twn/Rng</b> 9 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-3\IMG_000: 11/3/2023</p>									
<b>Legal Description</b> Lat/Long: 36.31243099 -95.59908892														
S 55' W 105' N2 N2 SE NE SE & N 20' W 105' S2 N2 SE NE SE.					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>					<b>Sale History</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
					2616/425	HINDS, STONEY R & GINGER D	03/01/2017	0	WB					
					2395/316	DAKE PROPERTIES INC	04/14/2014	18,000	YES					
<b>Parcel Valuation</b>														
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>						
Remove Cap	2015	Land Value	6,930	6,930	11%	762	Assessed	24,625	2,276.09					
Year Frozen	0	Improvements	222,968	216,937		23,863	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	<b>Total Value</b>	229,898	223,867		24,625	<b>Total Taxable</b>	24,625	2,276.00					
<b>Assessment History</b>														
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>							
2025	2025-660097504	HINDS RENTAL PROPERTIES LLC	17	213,207	0	23,452	2,168.00							
2024	2024-660097504	HINDS RENTAL PROPERTIES LLC	17	215,469	0	23,701	2,190.00							
2023	2023-660097504	HINDS RENTAL PROPERTIES LLC	17	208,772	0	22,965	2,104.00							
2022	2022-660097504	HINDS RENTAL PROPERTIES LLC	17	206,363	0	22,380	2,072.00							
2021	2021-660097504	HINDS RENTAL PROPERTIES LLC	17	193,770	0	21,315	1,882.00							
2020	2020-660097504	HINDS RENTAL PROPERTIES LLC	17	192,242	0	21,043	1,927.00							
2019	2019-660097504	HINDS RENTAL PROPERTIES LLC	17	182,191	0	20,041	1,856.00							
2018	2018-660097504	HINDS RENTAL PROPERTIES LLC	17	189,169	0	20,809	1,923.00							
2017	2017-660097504	HINDS RENTAL PROPERTIES LLC	17	187,536	0	20,629	1,895.00							
2016	2016-660097504	HINDS, STONEY R & GINGER D	17	18,000	0	1,980	186.00							
2015	2015-660097504	HINDS, STONEY R & GINGER D	17	18,000	0	1,980	179.00							



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,875.00 x .88 = 6,930		
Factor Value			
Adjustments	1.0000		
Lot Value	6,930		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-3\IMG\_000: 11/3/2023

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,788 / 1,788
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,788
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	516 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	251,090	140.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	114.14	Total Misc Impr	+ 6,912
Roofing Adj	+ 4.05	Garage Cost	+ 20,459
Subfloor Adj	+ -0.80	Total RCN	= 278,710
Heat/Cool Adj	+ 11.69	Depreciation ( 20%)	- 55,742
Plumbing Adj	+ 11.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 222,968
Adj Base Cost	= 140.57	Lot Value	+ 6,930
Total Area	x 1,788	Indicated Value	= 229,898
Adjusted Cost	= 251,339	Value Per SqFt	128.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,968		
Lot Value	6,930		
Indicated Value	229,898	128.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	229,898	128.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130779	12x5		60	26.18		1,571
PRCH	SLAB PORCH - COVERED	130780	12x5		60	26.18		1,571
PRCH	SLAB PORCH - COVERED	130781	12x6		72	26.18		1,885
PRCH	SLAB PORCH - COVERED	130782	12x6		72	26.18		1,885



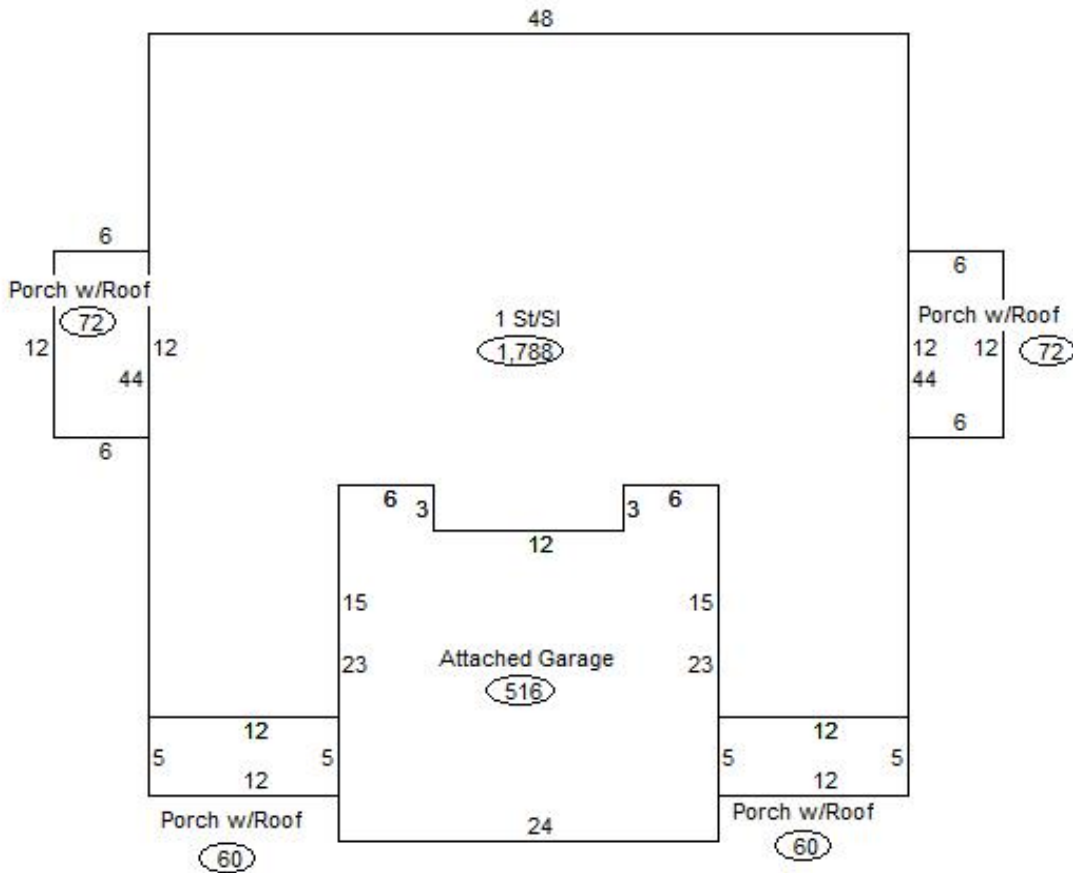
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Sketch Image

660097504



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,788	1.000	1,788
2	G	1		13	Attached Garage	516	1.000	516
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	72	1.000	72
6	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						1,788		1,788