



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 660100463 Parcel ID 21N16E-22-3-00000-000-0001 Cadastral ID 22-21-16-00120 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 340746 AA&E MAINTENANCE LLC 22803 S 4160 RD CLAREMORE OK 74019-0000 Parcel Location Situs 22803 S 4160 RD Subdivision Lot/Block / Parcel Size 2.08 - Acres Sec/Twn/Rng 22 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lat/Long: 36.27952196 -95.59624887 TR DESC COMM SW/C SW SW SW; N 283' TO POB; N 240'; E 378'; S0 240'; W 378' TO POB.																																																						
Building Permits					<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																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		/	HINDS, MICHAEL J &	01/31/2023	0	4																																													
					2650/646	EVANS, EDWARD G	08/01/2017	0	4																																													
					2640/210	EVANS, EDWARD G	06/14/2017		4																																													
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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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 225</td> <td>176</td> <td>11%</td> <td>19</td> <td>Assessed</td> <td>12,024</td> <td>1,111.38</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 145,295</td> <td>109,134</td> <td> </td> <td>12,005</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 145,520</td> <td>109,310</td> <td> </td> <td>12,024</td> <td>Total Taxable</td> <td>12,024</td> <td>1,111.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 225	176	11%	19	Assessed	12,024	1,111.38	Year Frozen	2005	Improvements 145,295	109,134		12,005	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 145,520	109,310		12,024	Total Taxable	12,024	1,111.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660100463	AA&E MAINTENANCE LLC	18	140,286	0	11,674	1,079.00																																															
2024	2024-660100463	AA&E MAINTENANCE LLC	18	149,159	0	11,334	1,047.00																																															
2023	2023-660100463	AA&E MAINTENANCE LLC	18	141,259	0	11,004	1,008.00																																															
2022	2022-660100463	HINDS, MICHAEL J &	18	143,428	0	10,683	989.00																																															
2021	2021-660100463	HINDS, MICHAEL J &	18	141,186	0	10,372	916.00																																															
2020	2020-660100463	HINDS, MICHAEL J &	18	138,560	0	10,071	922.00																																															
2019	2019-660100463	HINDS, MICHAEL J &	18	132,367	0	9,777	906.00																																															
2018	2018-660100463	HINDS, MICHAEL J &	18	138,745	0	9,493	877.00																																															
2017	2017-660100463	HINDS, MICHAEL J &	18	137,348	1000	8,216	754.00																																															



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,754 / 1,754
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,754
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	103.52	Total Misc Impr	+ 11,644				
Roofing Adj	+ 4.38	Garage Cost	+ 12,931				
Subfloor Adj	+ -1.15	Total RCN	= 241,141				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 101,279				
Plumbing Adj	+ 5.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 139,862				
Adj Base Cost	= 123.47	Lot Value	+ 139,862				
Total Area	x 1,754	Indicated Value	= 139,862				
Adjusted Cost	= 216,566	Value Per SqFt	79.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,862		
Lot Value			
Indicated Value	139,862	79.74	Per SqFt
Agland Value	225		
Site Improvements	5,433		
Total Value	145,520	82.96	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	46743	27x5		135	23.82		3,216
PRCH	SLAB PORCH - COVERED	46744	140		140	23.80		3,332



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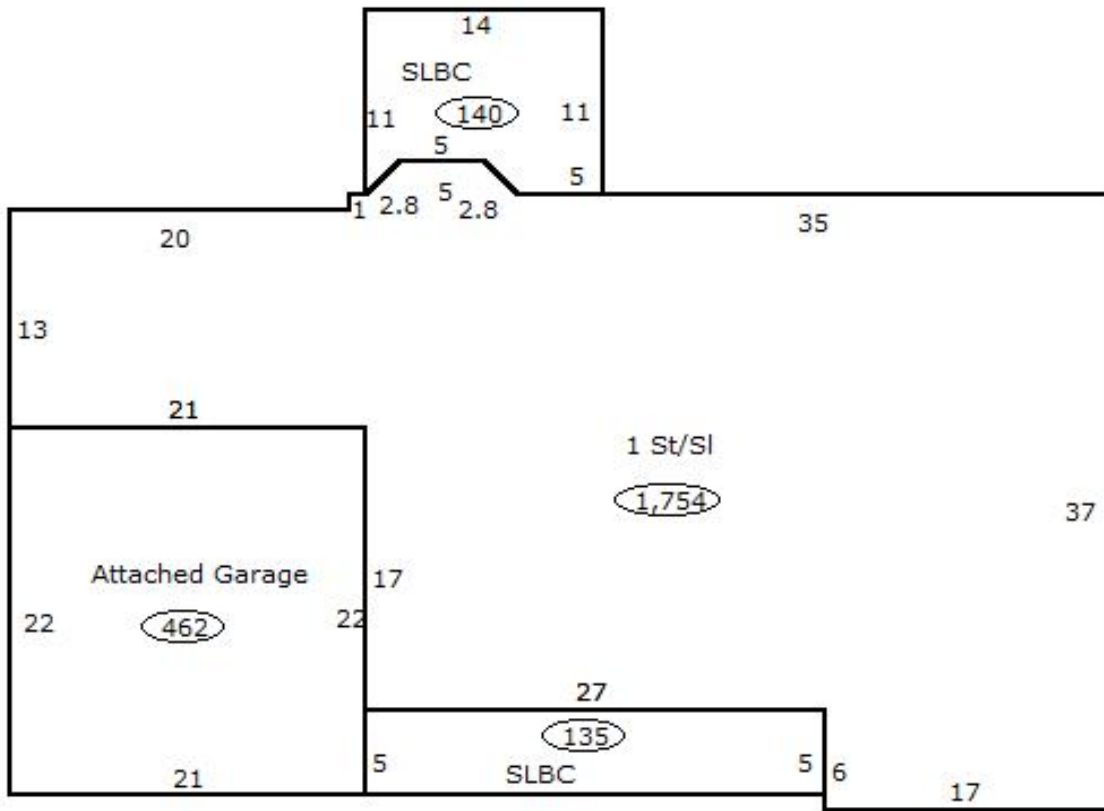
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Sketch Image

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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	1,754	1.000	1,754
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						1,754		1,754



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			864
	Qual 3	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (10.48 x 864)		9,055		9,055 3,622		5,433



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			2.080	108	108	225	225
TMBR Totals						2.080			225	225
Total Agland						2.080			225	225