



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:47:45
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Assessment Data					Primary Image				
Account	660101875				<p>\\tsclient\A\TOMMY DUNLAP\New folder (285)\IMG_0021.JPG 10/17/2023</p>				
Parcel ID	21N16E-22-3-00000-000-0002								
Cadastral ID	22-21-16-00130								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	325669								
HINDS, MICHAEL J & SHERRY A									
22793 S 4160 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size			27.68 - Acres				
Sec/Twn/Rng	22 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28027903 -95.59475959									
TR DESC 2709-831 AS BEING THE W 1118 SW SW LESS TR COMM SW/C SW SW; N00.3238W 283' TO POB;N00.3238W 636'; N89.2722E 330'; S00.3238E 396'; N89.2722E 48'; S00.3238E 2420'; S89.2722W 378' TO POB LESS DEED TO ROGERS COUNTY ON BOOK 187-241.									
Building Permits									
Number	Description		Opened	Closed	Amount				
R19	R22- SPLIT		10/2018	03/2021					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor		Date	Price	Code				
/	HINDS, SHERRY A		01/01/2019	0	4				
2709/831	EVANS, EDWARD G-TRUST		05/04/2018	0	4				
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	4,612	4,612	11%	507	Assessed	5,971 551.90	
Year Frozen		Improvements	49,671	49,671		5,464	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	54,283	54,283		5,971	Total Taxable	5,971 552.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101875	HINDS, MICHAEL J &	18	81,994	0	8,570	792.00		
2024	2024-660101875	HINDS, MICHAEL J &	18	79,050	0	8,320	769.00		
2023	2023-660101875	HINDS, MICHAEL J &	18	8,447	0	570	52.00		
2022	2022-660101875	HINDS, MICHAEL J &	18	8,447	0	554	51.00		
2021	2021-660101875	HINDS, MICHAEL J &	18	7,031	0	538	48.00		
2020	2020-660101875	HINDS, MICHAEL J &	18	6,983	0	522	48.00		
2019	2019-660101875	HINDS, MICHAEL J &	18	4,612	0	507	47.00		
2018	2018-660101875	HINDS, SHERRY A	18	4,612	0	507	47.00		



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Lot Data	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	THF TINY HOME ON FOUNDATION
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	640 / 640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,463		
Lot Value			
Indicated Value	44,463	69.47	Per SqFt
Agland Value	4,612		
Site Improvements	5,208		
Total Value	54,283	84.82	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	38.35	Total Misc Impr	+	0			
Roofing Adj	+ 4.55	Garage Cost	+				
Subfloor Adj	+ 2.77	Total RCN	=	41,421			
Heat/Cool Adj	+ 9.89	Depreciation (2%)	-	828			
Plumbing Adj	+ 9.16	Lump Sums	+	3,870			
Basement Adj	+ 0.00	RCNLD	=	44,463			
Adj Base Cost	= 64.72	Lot Value	+				
Total Area	x 640	Indicated Value	=	44,463			
Adjusted Cost	= 41,421	Value Per SqFt		69.47			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	158327	16x6		96	40.31		3,870



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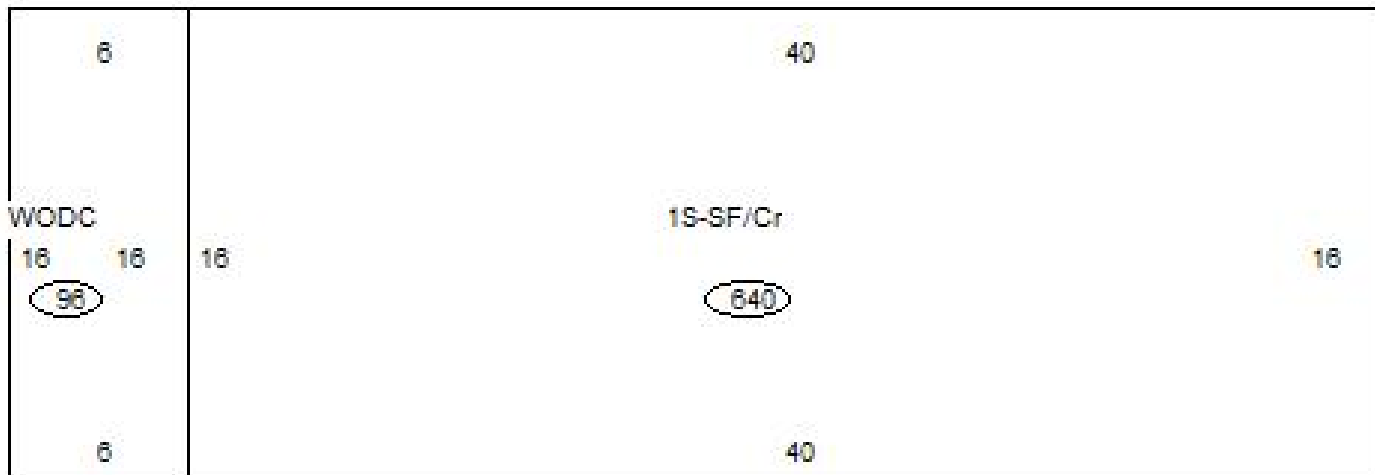
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	640	1.000	640
2	M	WODC		10	WODC	96	1.000	96
Total Building Area						640		640



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	24x80x0			1,920
	Qual	3	Cond 3	Year	Eff Age	1520
	Valuation Summary Base Cost (10.85 x 1,920)		20,832	Modifier Total		RCN 20,832 Depr (75% Phys/ % Func) 15,624 RCNLD 5,208
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)			Modifier Total		RCN Depr (100% Phys/ % Func) RCNLD
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3.50 x)			Modifier Total		RCN Depr (100% Phys/ % Func) RCNLD



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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			2.920	108	108	315	315
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			3.000	144	144	432	432
VE	VERDIGRIS CLAY LOAM	TMBR	90			6.000	162	162	972	972
TMBR Totals						11.920			1,719	1,719
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.760	144	144	397	397
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			13.000	192	192	2,496	2,496
NTV PST Totals						15.760			2,893	2,893
Total Agland						27.680			4,612	4,612