



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:54:33
Page 1

Assessment Data					Primary Image																																																												
Account 660102311 Parcel ID 00000-0-0-0000944-001-0046 Cadastral ID 01-21-16-02750 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 334364 HANCOCK, RANDY 19887 S WINDRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19887 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0046 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																	
Legal Description Lot/Long: 36.32352386 -95.55055860																																																																	
Legal Description LOT 46 BLOCK 1 WIND RIDGE AMD					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>R21</td> <td>R22- POSS NEW SFR PER MRTGE</td> <td>05/2021</td> <td>01/2022</td> <td>327,750</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- POSS NEW SFR PER MRTGE	05/2021	01/2022	327,750																																														
Number	Description	Opened	Closed	Amount																																																													
R21	R22- POSS NEW SFR PER MRTGE	05/2021	01/2022	327,750																																																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>DAKE PROPERTIES INC</td> <td>05/04/2021</td> <td>56,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>HIGHFILL PROPERTIES LLC</td> <td>10/16/2020</td> <td>211,500</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	DAKE PROPERTIES INC	05/04/2021	56,000	YES	/	HIGHFILL PROPERTIES LLC	10/16/2020	211,500	WB																															
Code	Type	Active	Maximum	Exemption																																																													
H	Homestead	Yes	1,000	1,000																																																													
Bk/Pg	Grantor	Date	Price	Code																																																													
/	DAKE PROPERTIES INC	05/04/2021	56,000	YES																																																													
/	HIGHFILL PROPERTIES LLC	10/16/2020	211,500	WB																																																													
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>93.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 64,615</td> <td>64,615</td> <td>11%</td> <td>7,108</td> <td>Assessed</td> <td>41,072</td> <td>3,821.75</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 308,760</td> <td>308,760</td> <td></td> <td>33,964</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>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 373,375</td> <td>373,375</td> <td></td> <td>41,072</td> <td>Total Taxable</td> <td>40,072</td> <td>3,739.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	Remove Cap	2022	Land Value 64,615	64,615	11%	7,108	Assessed	41,072	3,821.75	Year Frozen		Improvements 308,760	308,760		33,964	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	TIF Project ID	0	Total Value 373,375	373,375		41,072	Total Taxable	40,072	3,739.00											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax																																																									
Remove Cap	2022	Land Value 64,615	64,615	11%	7,108	Assessed	41,072	3,821.75																																																									
Year Frozen		Improvements 308,760	308,760		33,964	Penalty	0																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00																																																									
TIF Project ID	0	Total Value 373,375	373,375		41,072	Total Taxable	40,072	3,739.00																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660102311</td> <td>HANCOCK, RANDY</td> <td>93</td> <td>363,458</td> <td>1000</td> <td>38,981</td> <td>3,637.00</td> </tr> <tr> <td>2024</td> <td>2024-660102311</td> <td>HANCOCK, RANDY</td> <td>93</td> <td>363,533</td> <td>1000</td> <td>38,989</td> <td>3,894.00</td> </tr> <tr> <td>2023</td> <td>2023-660102311</td> <td>HANCOCK, RANDY</td> <td>93</td> <td>56,000</td> <td>1000</td> <td>5,160</td> <td>529.00</td> </tr> <tr> <td>2022</td> <td>2022-660102311</td> <td>HANCOCK, RANDY</td> <td>93</td> <td>56,000</td> <td>0</td> <td>6,160</td> <td>611.00</td> </tr> <tr> <td>2021</td> <td>2021-660102311</td> <td>HANCOCK, RANDY</td> <td>93</td> <td>45,001</td> <td>0</td> <td>4,950</td> <td>499.00</td> </tr> <tr> <td>2020</td> <td>2020-660102311</td> <td>HIGHFILL PROPERTIES LLC</td> <td>93</td> <td>8,800</td> <td>0</td> <td>968</td> <td>95.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660102311	HANCOCK, RANDY	93	363,458	1000	38,981	3,637.00	2024	2024-660102311	HANCOCK, RANDY	93	363,533	1000	38,989	3,894.00	2023	2023-660102311	HANCOCK, RANDY	93	56,000	1000	5,160	529.00	2022	2022-660102311	HANCOCK, RANDY	93	56,000	0	6,160	611.00	2021	2021-660102311	HANCOCK, RANDY	93	45,001	0	4,950	499.00	2020	2020-660102311	HIGHFILL PROPERTIES LLC	93	8,800	0	968	95.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																										
2025	2025-660102311	HANCOCK, RANDY	93	363,458	1000	38,981	3,637.00																																																										
2024	2024-660102311	HANCOCK, RANDY	93	363,533	1000	38,989	3,894.00																																																										
2023	2023-660102311	HANCOCK, RANDY	93	56,000	1000	5,160	529.00																																																										
2022	2022-660102311	HANCOCK, RANDY	93	56,000	0	6,160	611.00																																																										
2021	2021-660102311	HANCOCK, RANDY	93	45,001	0	4,950	499.00																																																										
2020	2020-660102311	HIGHFILL PROPERTIES LLC	93	8,800	0	968	95.00																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:54:34
Page 2

Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7767		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	33,833.00 x 1.50 = 50,750		
Factor Value			
Adjustments	1.2732		
Lot Value	64,615		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_004I 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Frame, Siding, Wood 15% Veneer, Masonry
Base/Total Area	2,219 / 2,219
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,219
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,053 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	342,738	154.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	474,420		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.05	Total Misc Impr	+ 19,887
Roofing Adj	+ 4.58	Garage Cost	+ 39,319
Subfloor Adj	+ -2.19	Total RCN	= 321,625
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 12,865
Plumbing Adj	+ 5.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 308,760
Adj Base Cost	= 118.26	Lot Value	+ 64,615
Total Area	x 2,219	Indicated Value	= 373,375
Adjusted Cost	= 262,419	Value Per SqFt	168.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	308,760		
Lot Value	64,615		
Indicated Value	373,375	168.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	373,375	168.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152882	18x17		306	25.97		7,947
PATO	Slab Porch - Open	152883	11x9		99	11.48		1,137
PRCH	Slab Porch - Covered	152884	11x9		99	26.62		2,635
PRCH	Slab Porch - Covered	152885	12x6		72	26.70		1,922
PATO	Slab Porch - Open	152886	5x5		25	11.48		287
PATO	Slab Porch - Open	152887	6x5		30	11.48		344
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615

