



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:04:49  
Page 1

Assessment Data					Primary Image																																																												
<b>Account</b> 660103496 <b>Parcel ID</b> 21N15E-25-2-00000-006-0000 <b>Cadastral ID</b> 25-21-15-00215 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 333600 HUSHBECK, AARON E & SHARELLE M  23459 S 4120 RD. CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23459 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 15 / 2 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0024.JPG 8/22/2022</p>																																																												
<b>Legal Description</b> Lat/Long: 36.27181054 -95.66748383																																																																	
TR DESC 2020-018366 AS BEG 164.14' N OF SW/C S2 SW NW; N01 1715W 154.14'; N88.3725E 706.27'; S01.1715E 154.24'; S88.3755W 706 27' TO POB.					<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>R21</td> <td>R22- SPLIT</td> <td>12/2019</td> <td>12/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- SPLIT	12/2019	12/2021																																															
Number	Description	Opened	Closed	Amount																																																													
R21	R22- SPLIT	12/2019	12/2021																																																														
<b>Exemptions</b> <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	<b>Sale History</b> <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>JONES, ERIN &amp; JAY</td> <td>01/08/2021</td> <td>60,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>JONES, ERIN &amp; JAY</td> <td>11/19/2020</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	JONES, ERIN & JAY	01/08/2021	60,000	YES	/	JONES, ERIN & JAY	11/19/2020	0	4																															
Code	Type	Active	Maximum	Exemption																																																													
H	Homestead	Yes	1,000	1,000																																																													
Bk/Pg	Grantor	Date	Price	Code																																																													
/	JONES, ERIN & JAY	01/08/2021	60,000	YES																																																													
/	JONES, ERIN & JAY	11/19/2020	0	4																																																													
<b>Parcel Valuation</b> <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>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>546</td> <td>546</td> <td>11%</td> <td>60</td> <td>Assessed</td> <td>39,655 4,129.35</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>366,192</td> <td>359,956</td> <td></td> <td>39,595</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>366,738</td> <td>360,502</td> <td></td> <td>39,655</td> <td>Total Taxable</td> <td>38,655 4,042.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2022	Land Value	546	546	11%	60	Assessed	39,655 4,129.35	Year Frozen		Improvements	366,192	359,956		39,595	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	TIF Project ID	0	Total Value	366,738	360,502		39,655	Total Taxable	38,655 4,042.00											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																									
Remove Cap	2022	Land Value	546	546	11%	60	Assessed	39,655 4,129.35																																																									
Year Frozen		Improvements	366,192	359,956		39,595	Penalty	0																																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00																																																									
TIF Project ID	0	Total Value	366,738	360,502		39,655	Total Taxable	38,655 4,042.00																																																									
<b>Assessment History</b> <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>2025-660103496</td> <td>HUSHBECK, AARON E &amp;</td> <td>4</td> <td>355,374</td> <td>1000</td> <td>37,500</td> <td>3,922.00</td> </tr> <tr> <td>2024</td> <td>2024-660103496</td> <td>HUSHBECK, AARON E &amp;</td> <td>4</td> <td>339,808</td> <td>1000</td> <td>36,379</td> <td>3,497.00</td> </tr> <tr> <td>2023</td> <td>2023-660103496</td> <td>HUSHBECK, AARON E &amp;</td> <td>4</td> <td>348,545</td> <td>1000</td> <td>37,340</td> <td>3,535.00</td> </tr> <tr> <td>2022</td> <td>2022-660103496</td> <td>HUSHBECK, AARON E &amp;</td> <td>4</td> <td>351,958</td> <td>1000</td> <td>37,715</td> <td>3,635.00</td> </tr> <tr> <td>2021</td> <td>2021-660103496</td> <td>HUSHBECK, AARON E &amp;</td> <td>4</td> <td>546</td> <td>0</td> <td>60</td> <td>6.00</td> </tr> <tr> <td>2020</td> <td>2020-660103496</td> <td>JONES, ERIN &amp; JAY</td> <td>4</td> <td>546</td> <td>0</td> <td>60</td> <td>6.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660103496	HUSHBECK, AARON E &	4	355,374	1000	37,500	3,922.00	2024	2024-660103496	HUSHBECK, AARON E &	4	339,808	1000	36,379	3,497.00	2023	2023-660103496	HUSHBECK, AARON E &	4	348,545	1000	37,340	3,535.00	2022	2022-660103496	HUSHBECK, AARON E &	4	351,958	1000	37,715	3,635.00	2021	2021-660103496	HUSHBECK, AARON E &	4	546	0	60	6.00	2020	2020-660103496	JONES, ERIN & JAY	4	546	0	60	6.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																										
2025	2025-660103496	HUSHBECK, AARON E &	4	355,374	1000	37,500	3,922.00																																																										
2024	2024-660103496	HUSHBECK, AARON E &	4	339,808	1000	36,379	3,497.00																																																										
2023	2023-660103496	HUSHBECK, AARON E &	4	348,545	1000	37,340	3,535.00																																																										
2022	2022-660103496	HUSHBECK, AARON E &	4	351,958	1000	37,715	3,635.00																																																										
2021	2021-660103496	HUSHBECK, AARON E &	4	546	0	60	6.00																																																										
2020	2020-660103496	JONES, ERIN & JAY	4	546	0	60	6.00																																																										



# Rogers

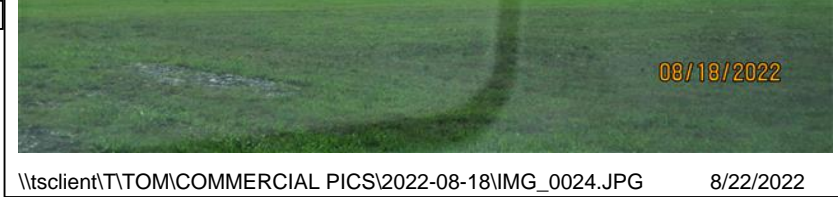
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:04:49  
Page 2

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

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,317 / 2,605
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,317
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	4 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	695 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2021 / 4



\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG\_0024.JPG      8/22/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.17	<b>Total Misc Impr</b>	+ 22,559				
<b>Roofing Adj</b>	+ 4.64	<b>Garage Cost</b>	+ 32,589				
<b>Subfloor Adj</b>	+ -3.02	<b>Total RCN</b>	= 381,450				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 4%)</b>	- 15,258				
<b>Plumbing Adj</b>	+ 8.00	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 366,192				
<b>Adj Base Cost</b>	= 125.26	<b>Lot Value</b>	+ 366,192				
<b>Total Area</b>	x 2,605	<b>Indicated Value</b>	= 366,192				
<b>Adjusted Cost</b>	= 326,302	<b>Value Per SqFt</b>	140.57				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	366,192		
<b>Lot Value</b>			
<b>Indicated Value</b>	366,192	140.57	Per SqFt
<b>Agland Value</b>	546		
<b>Site Improvements</b>			
<b>Total Value</b>	366,738	140.78	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	6,429.63		6,430
PRCH	Slab Porch - Covered	152689		270	270	28.57		7,714
PRCH	Slab Porch - Covered	152690		226	226	28.71		6,488
PATO	Slab Porch - Open	152691		13x12	156	12.35		1,927



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

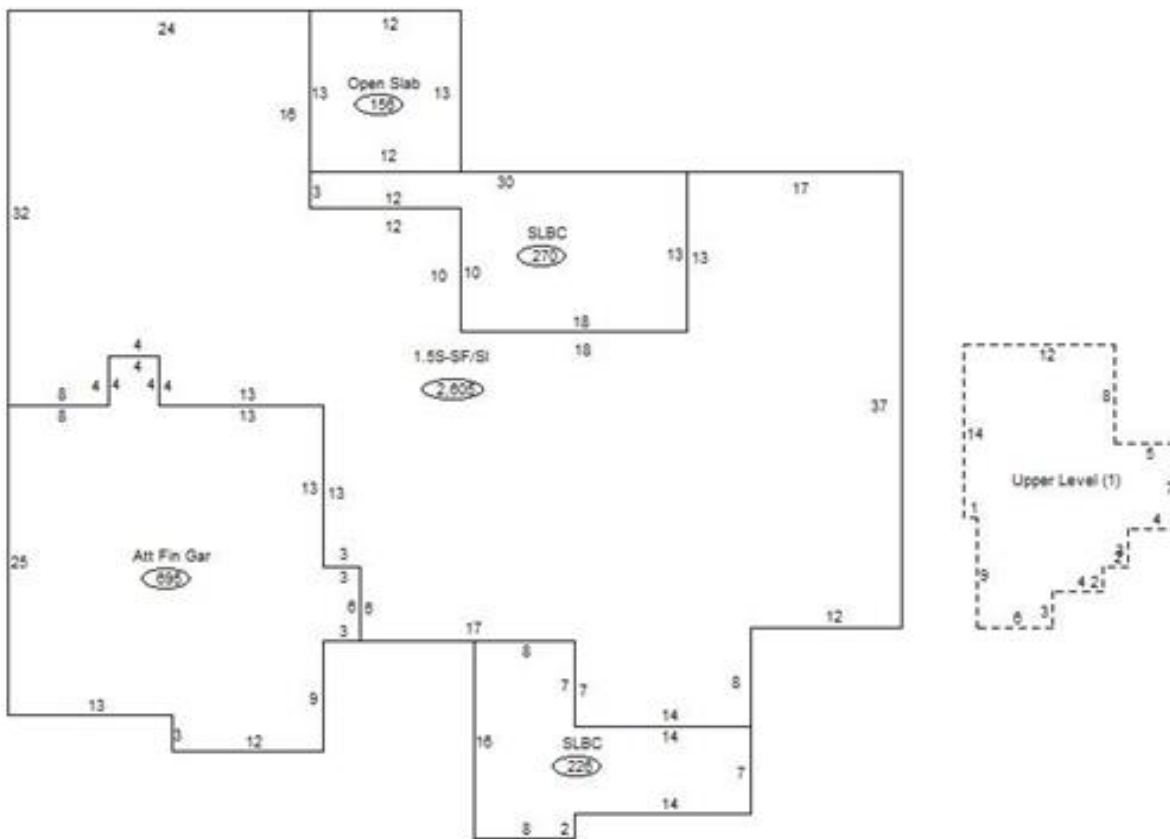
Date 04/18/2026

Time 10:04:49

Page 3

### Sketch Image

660103496



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,317	1.124	2,605
2	G	5		13	Att Fin Gar	695	1.000	695
3	M	PRCH		13	SLBC	270	1.000	270
4	M	PRCH		13	SLBC	226	1.000	226
5	M	PATO		13	Open Slab	156	1.000	156
6	U	^UL		13	Upper Level (1)	288	1.000	288
<b>Total Building Area</b>						<b>2,317</b>		<b>2,605</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:04:49  
Page 4

### Agland Inventory

660103496

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			2.500	218	218	546	546
<b>IMP PST Totals</b>						2.500			546	546
<b>Total Agland</b>						2.500			546	546