



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:06:22
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Assessment Data					Primary Image									
Account	660103658													
Parcel ID	21N16E-26-2-00000-002-0000													
Cadastral ID	26-21-16-00130													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	18 - CLAREMORE RURAL/W/O FIRE													
Name ID	339030													
HITCHCOX, JAMES														
23410 S HWY 88 CLAREMORE OK 74019-0000														
Parcel Location														
Situs	23410 S HWY 88													
Subdivision														
Lot/Block	/	Parcel Size	.51 - Acres											
Sec/Twn/Rng	26 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.27246246 -95.57875537														
N 210' S 630' W 105' SW NW														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
PD	Add-Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	FLIPSIDE INVESTMENTS LC	07/26/2022	90,000	WG										
/	FLIPSIDE INVESTMENTS LLC	09/21/2021	0	6										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2023	Land Value	83	76	11%	8	Assessed	3,775 348.92						
Year Frozen	2023	Improvements	2,394	2,185		240	Penalty	0						
Uncapped Value	0	Mobile Home	35,124	32,062		3,527	Exemption	2,000 -185.00						
TIF Project ID	0	Total Value	37,601	34,323		3,775	Total Taxable	1,775 164.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660103658	HITCHCOX, JAMES	18	37,979	2000	1,775	164.00							
2024	2024-660103658	HITCHCOX, JAMES	18	34,323	2000	1,776	164.00							
2023	2023-660103658	HITCHCOX, JAMES	18	35,773	2000	1,935	177.00							
2022	2022-660103658	HITCHCOX, JAMES	18	83	0	9	1.00							
2021	2021-660103658	FLIPSIDE INVESTMENTS LC	18	83	0	9	1.00							
2020	2020-660103658	FLIPSIDE INVESTMENTS LC	18	83	0	9	1.00							



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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		GRM Approach	
Type		GRM Code	
Condition	-	Gross Rent	0.00
Quality	-	Indicated Value	
Architecture		Multiple Regression	
Style		MRA Code	
Exterior Wall		Adjusted R	
Base/Total Area	/	Indicated Value	
Style		Direct Comparables	
HVAC		Selection Model	A Adam Test
Roof Cover		Adjustment Model	NewTest
Area on Slab		Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	
Remodel		Lot Value	
Year/Eff Age	/	Indicated Value	0.00 Per SqFt
Cost Approach		Agland Value	83
Manual : 01/2025		Site Improvements	
Base Cost	0.00	Total Value	83 0.00 Total Value Per SqFt
Roofing Adj	+ 0.00		
Subfloor Adj	+ 0.00		
Heat/Cool Adj	+ 0.00		
Plumbing Adj	+ 0.00		
Basement Adj	+ 0.00		
Adj Base Cost	= 0.00		
Total Area	x		
Adjusted Cost	= 0		
Total Misc Impr	+ 0		
Garage Cost	+ 0		
Total RCN	= 0		
Depreciation (0%)	- 0		
Lump Sums	+ 0		
RCNLD	=		
Lot Value	+ 0.00		
Indicated Value	=		
Value Per SqFt	0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	2014	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						



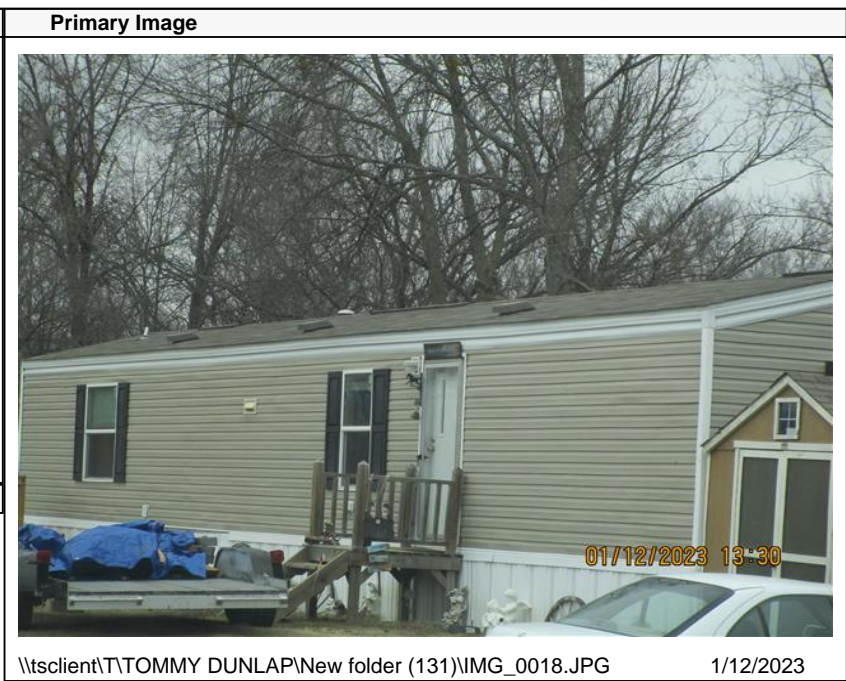
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 60 x 14
Condition	2.5 - Fair
Quality	2.2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	840 / 840
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 6

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	37,518
Lot Value	
Indicated Value	37,518
Agland Value	44.66 Per SqFt
Site Improvements	
Total Value	37,518
	44.66 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	35.60	Total Misc Impr	+ 0				
Roofing Adj	+ 2.86	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 44,461				
Heat/Cool Adj	+ 4.83	Depreciation (21%)	- 9,337				
Plumbing Adj	+ 9.64	Lump Sums	+ 2,394				
Basement Adj	+ 0.00	RCNLD	= 37,518				
Adj Base Cost	= 52.93	Lot Value	+ 0				
Total Area	x 840	Indicated Value	= 37,518				
Adjusted Cost	= 44,461	Value Per SqFt	44.66				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	145179	12x8		96	24.94		2,394



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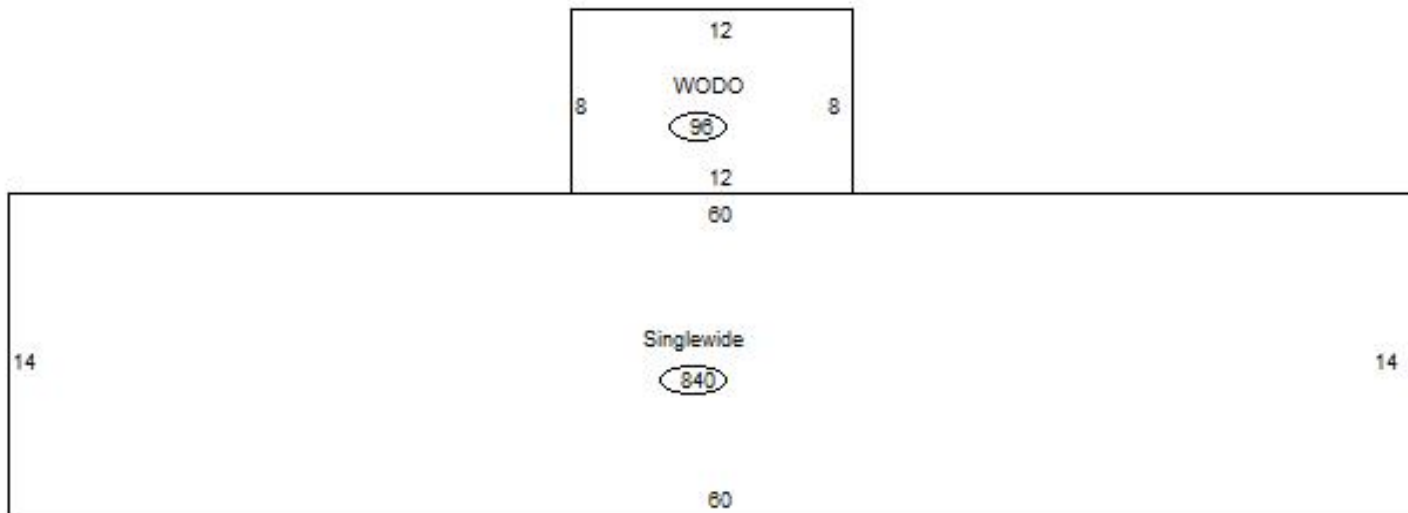
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	840	1.000	840
2	M	WODO		10	WODO	96	1.000	96
Total Building Area						840		840



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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
VE	VERDIGRIS CLAY LOAM	TMBR	90			.510	162	162	83	83
TMBR Totals						0.510			83	83
Total Agland						0.510			83	83