



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 660104630 Parcel ID 21N16E-22-1-00000-002-0000 Cadastral ID 22-21-16-05853 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 333776 HANCOCK, MISHELLE WIGGS REVOCABLE TRUST 13970 E 500 RD CLAREMORE OK 74019-0000 Parcel Location Situs 13970 E 500 RD Subdivision Lot/Block / Parcel Size 4.24 - Acres Sec/Twn/Rng 22 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																							
\\tsclient\A\TOMMY DUNLAP\New folder (291)\IMG_0023.JPG 11/3/2023																																							
Legal Description					Building Permits																																		
S 240' N 1032' E 770' NE Lat/Long: 36.29028950 -95.58028576					<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>R20</td> <td>R23- NEW 911 ADDRESS</td> <td>09/2020</td> <td>03/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R23- NEW 911 ADDRESS	09/2020	03/2022																					
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Parcel Valuation																																							
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																														
Remove Cap		2022	Land Value	80,254	80,254	11%	Assessed	9,550	793.13																														
Year Frozen			Improvements	183,821	6,567		Penalty	0																															
Uncapped Value		0	Mobile Home	0	0	0	Exemption	0	0.00																														
TIF Project ID		0	Total Value	264,075	86,821	9,550	Total Taxable	9,550	793.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660104630	HANCOCK, MISHELLE WIGGS			5	258,020	0	9,095	755.00																														
2024	2024-660104630	HANCOCK, MISHELLE WIGGS			5	251,533	0	8,662	723.00																														
2023	2023-660104630	HANCOCK, MISHELLE WIGGS			5	75,000	0	8,250	687.00																														
2022	2022-660104630	HANCOCK, MISHELLE L			5	75,000	0	8,250	686.00																														
2021	2021-660104630	HANCOCK, MISHELLE L			5	42,580	0	3,462	294.00																														
2020	2020-660104630	SPANGLER, WILLIAM J &			5	40,920	0	3,298	279.00																														



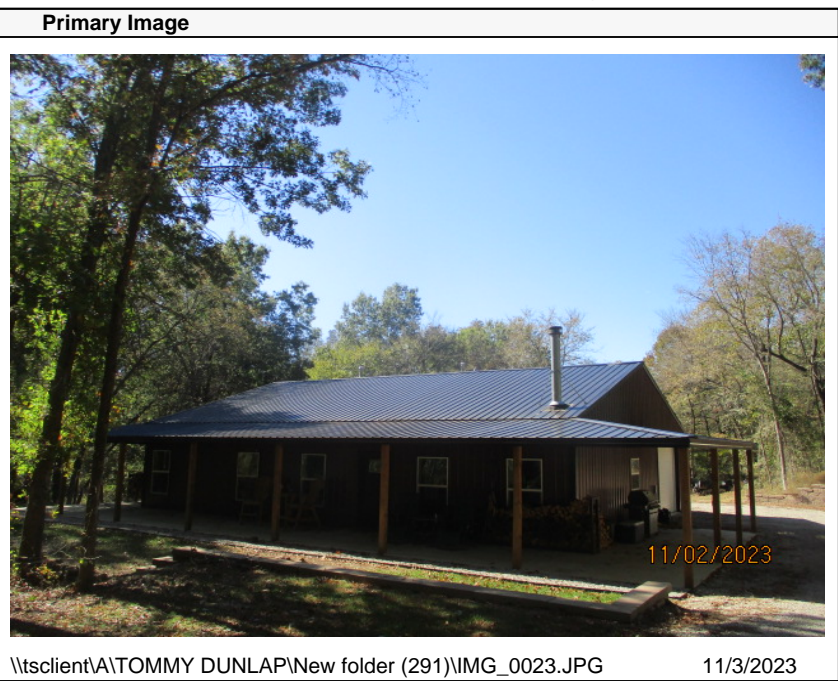
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	4.6119		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	200,896.00 x .40 = 80,254		
Factor Value			
Adjustments	1.0000		
Lot Value	80,254		



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Residential Data	
Type	3 Townhouse, End Unit
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,000 / 1,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,000
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	1,000 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	223,726 223.73 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	183,821
Lot Value	80,254
Indicated Value	264,075 264.08 Per SqFt
Agland Value	
Site Improvements	
Total Value	264,075 264.08 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.49	Total Misc Impr	+ 53,934
Roofing Adj	+ 0.00	Garage Cost	+ 33,760
Subfloor Adj	+ 0.00	Total RCN	= 195,554
Heat/Cool Adj	+ 0.00	Depreciation (6%)	- 11,733
Plumbing Adj	+ 6.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 183,821
Adj Base Cost	= 107.86	Lot Value	+ 80,254
Total Area	x 1,000	Indicated Value	= 264,075
Adjusted Cost	= 107,860	Value Per SqFt	264.08

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153604	2100		2,100	23.41		49,161
FPR1	Fireplace - Residential 1 Story			2021	1	4,773.09		4,773



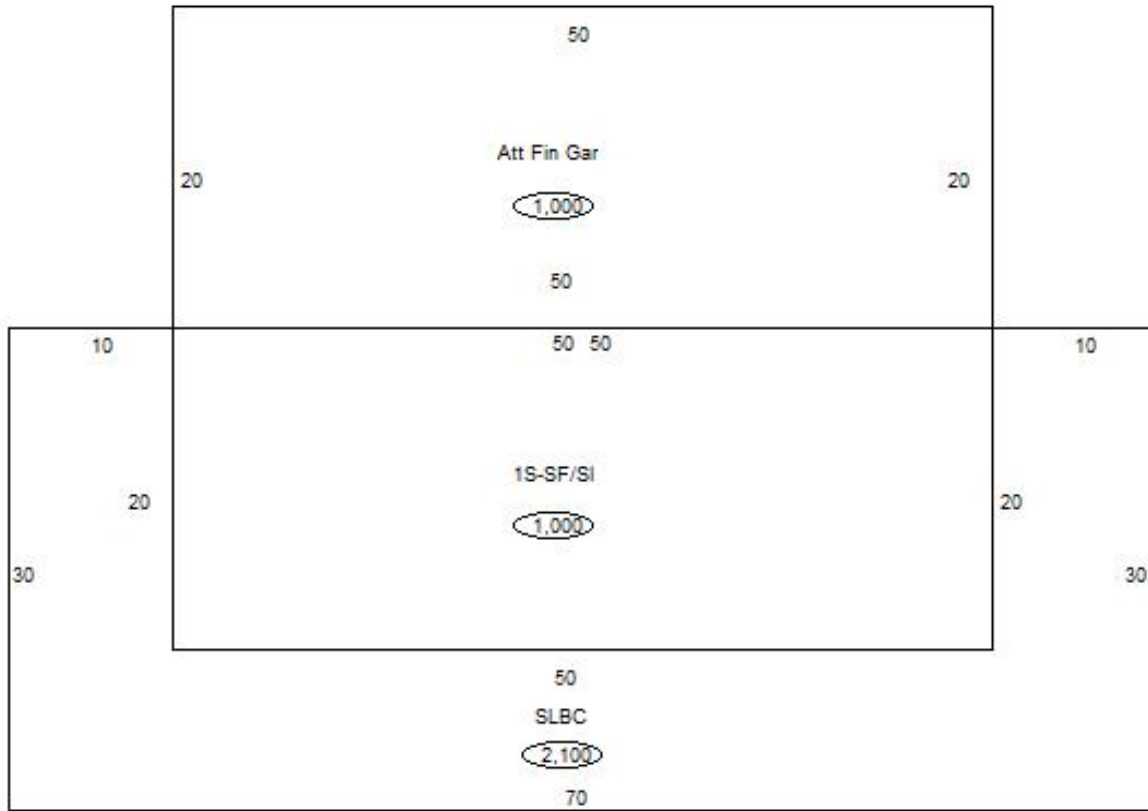
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Sketch Image

660104630



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,000	1.000	1,000
2	G	5		13	Att Fin Gar	1,000	1.000	1,000
3	M	PRCH		13	SLBC	2,100	1.000	2,100
Total Building Area						1,000		1,000