



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:19:49
Page 1

Assessment Data				Primary Image						
Account	660104684									
Parcel ID	21N17E-10-3-00000-003-0000									
Cadastral ID	10-21-17-01410									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI									
Name ID	340635									
HARTAY MANAGEMENT LLC										
19452 E HWY 20 CLAREMORE OK 74019-0000										
Parcel Location										
Situs	19452 E HWY 20									
Subdivision										
Lot/Block	/	Parcel Size	4.44 - Acres							
Sec/Twn/Rng	10 / 21 / 17 / 3									
Neighborhood	2117 - UNPLATTED									
School District	S006 - SEQUOYAH SCHOOLS									
Legal Description Lat/Long: 36.30810265 -95.48101452				Building Permits						
TR DESC AS BEG SE/C SW; S89.5635W 417.68'; N05.1426E 655.58'; CURVE RIGHT S76.0346E RADIUS 11359.16 CENT ANG 01.3604 CHORD BEARING S75.1444E CHORD LENGTH 317.40 ARC DIST 317 41'; S55.2933E 65.68';S00.2106W 534.48' TO POB				Number	Description	Opened	Closed	Amount		
				R21	R22-NEW MED MARI GROWER-EX. ST	02/2021	11/2021			
				R21	R22- SPLIT	11/2020	09/2021			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HOBBS, CURTIS MARK & JOY KAY	01/10/2023	292,500	WG	
					/	WILSON, REBECCA	09/15/2020	185,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2024	Land Value	58,990	58,990	11%	6,489	Assessed	17,924	1,762.29	
Year Frozen		Improvements	103,954	103,954		11,435	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	162,944	162,944		17,924	Total Taxable	17,924	1,762.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104684	HARTAY MANAGEMENT LLC			94	156,899	0	17,259	1,697.00	
2024	2024-660104684	HARTAY MANAGEMENT LLC			94	170,857	0	18,795	1,968.00	
2023	2023-660104684	HARTAY MANAGEMENT LLC			94	248,536	0	22,019	2,351.00	
2022	2022-660104684	HOBBS, CURTIS MARK & JOY KAY			94	190,641	0	20,971	2,261.00	
2021	2021-660104684	HOBBS, CURTIS MARK & JOY KAY			94	172,691	0	18,996	1,979.00	
2020	2020-660104684	HOBBS, CURTIS MARK & JOY KAY			94	170,926	0	18,802	1,956.00	



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 Time 10:19:49
 Page 2

Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		4
			0
Method	Square-Foot		
Base Lot Value	193,406.00 x .36 = 69,400		
Factor Value	-10,410		
Adjustments			
Lot Value	58,990		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	58,990		
Indicated Value	58,990	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	58,990	0.00	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 58,990
Total Area	x	Indicated Value	= 58,990
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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 Time 10:19:49
 Page 3

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model 4 NBHD 2117 #1</p> <p>Value Method Square-Foot</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 103,954</p> <p>Total Improvement Value 103,954</p> <p>Land Value</p> <p>Cost Approach Value 103,954</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 103,954</p> <p>Land Value</p> <p>Total Appraised Value 103,954</p>	



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Time 10:19:49

Page 4

660104684

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	0x0x0			4,200
	Qual 4	Cond 4	Year	Eff Age 1216		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (29.95 x 4,200)			125,790	25,158		100,632
LNT0		Lean To - Attached	0x0x0			1,200
	Qual 2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.92 x 1,200)			8,304	4,982		3,322
Total Site Improvement Value						103,954