



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 660105971 <b>Parcel ID</b> 21N16E-19-2-00000-003-0000 <b>Cadastral ID</b> 19-21-16-00450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UA VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 335854 HINDS, WILMA J & STACY L & HINDS, STONEY R & SCOTT O  2495 W COUNTRY CLUB RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02495 W COUNTRY CLUB RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.13 - Acres <b>Sec/Twn/Rng</b> 19 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																
<b>Legal Description</b> Lat/Long: 36.29210728 -95.64354246 W 280' N 537' E2 NE NW LESS N 50' ROAD.																																																																
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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	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,128 / 3,648
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,128
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	89.35	Total Misc Impr	+ 15,567	Roofing Adj	+ 2.70	Garage Cost	+ 25,739
Subfloor Adj	+ -1.28	Total RCN	= 434,050	Heat/Cool Adj	+ 12.64	Depreciation ( 47%)	- 204,004
Plumbing Adj	+ 4.25	Lump Sums	+ 918	Basement Adj	+ 0.00	RCNLD	= 230,964
Adj Base Cost	= 107.66	Lot Value	+ 230,964	Total Area	x 3,648	Indicated Value	= 230,964
		Value Per SqFt	63.31	Adjusted Cost	= 392,744		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,964		
Lot Value			
Indicated Value	230,964	63.31	Per SqFt
Agland Value	601		
Site Improvements	15,936		
Total Value	247,501	67.85	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	42345	11x10		110	11.38		1,252
PRCH	SLAB PORCH - COVERED	42346	20x10		200	26.30		5,260
WODO	WOOD DECK - OPEN	42347	36x6		216	21.24	80%	918
PATO	SLAB PORCH - OPEN	42348	20x20		400	8.60		3,440





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 360)		3,773		3,773	1,698	2,075
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,632	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 1,632)		26,112		26,112	23,501	2,611
	SV	SWIM VINYL	0x0x0			1	
	Qual		Cond	Year	Eff Age	1986	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	13,750	11,250



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			3.130	192	192	601	601
<b>NTV PST Totals</b>						3.130			601	601
<b>Total Agland</b>						3.130			601	601