



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:05:20
 Page 1

Assessment Data					Primary Image																																																											
Account 660107951 Parcel ID 22N16E-23-1-00000-002-0000 Cadastral ID 23-22-16-00420 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 340699 HUBBARD, GROVER LANSFORD & LORO KAY 16702 S 4176 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16702 S 4176 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 23 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (510)\IMG_0003.JPG 10/3/2025</p>																																																											
Legal Description Lat/Long: 36.37890078 -95.56888199 TR DESC 2023-005013 AS AS BEG NW/C NE; N88.3107E 657.89'; S01 2508E 659.13'; S88.3037W 658.31'; N01.2255W 659.23' TO POB.																																																																
Exemptions <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	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>S23</td> <td>S24 SPLIT</td> <td>05/2023</td> <td>05/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	05/2023	05/2023																																				
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Date 04/18/2026
 Time 11:05:20
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	10.001	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	435,643.00 x .29 = 127,204	
Factor Value		
Adjustments	1.0000	
Lot Value	127,204	



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,139 / 3,209
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,139
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	602 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	388,591		
Lot Value	127,204		
Indicated Value	515,795	160.73	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	518,745	161.65	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.96	Total Misc Impr	+ 19,423
Roofing Adj	+ 3.97	Garage Cost	+ 28,029
Subfloor Adj	+ -3.08	Total RCN	= 451,850
Heat/Cool Adj	+ 16.31	Depreciation (14%)	- 63,259
Plumbing Adj	+ 7.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 388,591
Adj Base Cost	= 126.02	Lot Value	+ 127,204
Total Area	x 3,209	Indicated Value	= 515,795
Adjusted Cost	= 404,398	Value Per SqFt	160.73

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	48893		7x6	42	33.06		1,389
PRCH	SLAB PORCH - COVERED	48894		12x9	108	32.83		3,546



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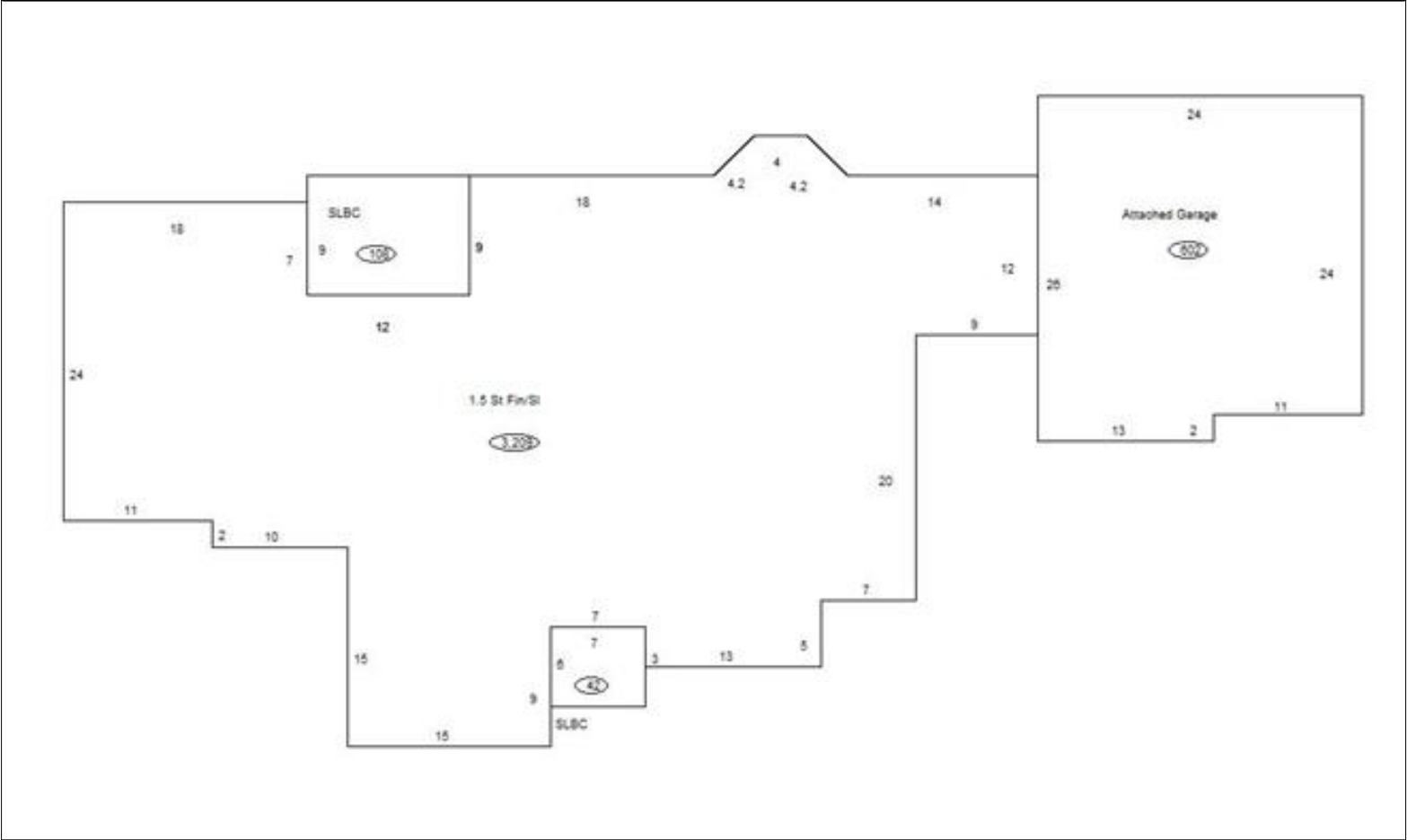
Date 04/18/2026

Time 11:05:20

Page 3

Sketch Image

660107951



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,139	1.500	3,209
2	M	PRCH		10	SLBC	42	1.000	42
3	M	PRCH		10	SLBC	108	1.000	108
4	G	1		10	Attached Garage	602	1.000	602
Total Building Area						2,139		3,209



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 Time 11:05:20
 Page 4

660107951

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond 2	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x 1)	2,950		2,950	2,950
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (39.31 x)				
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (39.31 x)				
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (39.31 x)				
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (39.31 x)				
	CKCP	Chicken Coop	0x0x0			
	Qual	Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (6.59 x)				
	SHLT	STORM SHELTER	0x0x0			
	Qual	Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (0.00 x)				



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Date 04/18/2026
Time 11:05:20
Page 5

Agland Inventory

660107951

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45				0	81	0	0
TMBR Totals						0.000			0	0
Total Agland						0.000			0	0