



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	660108247									
Parcel ID	21N16E-11-2-00000-005-0000									
Cadastral ID	11-21-16-00550									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	1							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	342115									
HUBBARD, DERROL D & KIMBERLY L										
20579 S 4170 RD CLAREMORE OK 74017-0000										
Parcel Location										
Situs	20579 S 4170 RD									
Subdivision										
Lot/Block	/	Parcel Size	3.02 - Acres							
Sec/Twn/Rng	11 / 21 / 16 / 2									
Neighborhood	2116 - UNPLATTED									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.31346098 -95.57639512				Building Permits						
TR DESC OF AS 2023-008852 AS COMM NW/C SW; S01.3748E 596.88'; N88.2212E 630.29' TO POB; N88.2110E 294.91'; N01.3546W 489.02'; S88.2421W 122.76'; S45.5800W 233.44'; S01.3748E 36.38' TO POB.				Number	Description	Opened	Closed	Amount		
				S23	S24 SPLIT	07/2023	09/2023			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	WARD, CARL KEMP & KIMBERLY	07/06/2023	475,000	21	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap		Land Value	337	337	11%	37	Assessed	46,131	3,831.18	
Year Frozen		Improvements	419,032	419,032		46,094	Penalty	0		
Uncapped Value	109,680	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	419,369	419,369		46,131	Total Taxable	46,131	3,831.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108247	HUBBARD, DERROL D & KIMBERLY L			5	254,681	0	28,015	2,327.00	
2024	2024-660108247	HUBBARD, DERROL D & KIMBERLY L			5	247,264	0	27,199	2,270.00	
2023	2023-660108247	HUBBARD, DERROL D & KIMBERLY L			5	224,786	0	24,727	2,059.00	



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,376 / 2,376
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	2,376
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,476 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-10\IMG_003: 7/10/2023

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	83.05	Total Misc Impr	+ 24,524				
Roofing Adj	+ 4.49	Garage Cost	+ 37,874				
Subfloor Adj	+ -1.02	Total RCN	= 286,787				
Heat/Cool Adj	+ 5.57	Depreciation (6%)	- 17,207				
Plumbing Adj	+ 2.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 269,580				
Adj Base Cost	= 94.44	Lot Value	+ 269,580				
Total Area	x 2,376	Indicated Value	= 269,580				
Adjusted Cost	= 224,389	Value Per SqFt	113.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	269,580		
Lot Value			
Indicated Value	269,580	113.46	Per SqFt
Agland Value	337		
Site Improvements	149,452		
Total Value	419,369	176.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139411	71x12		852	22.01		18,753
PATO	SLAB PORCH - OPEN	139412	40x8		320	8.34		2,669
PATO	SLAB PORCH - OPEN	144545	12x6		72	10.86		782
CPDT	CARPORT - DETACHED	144546	18x12		216	10.74		2,320



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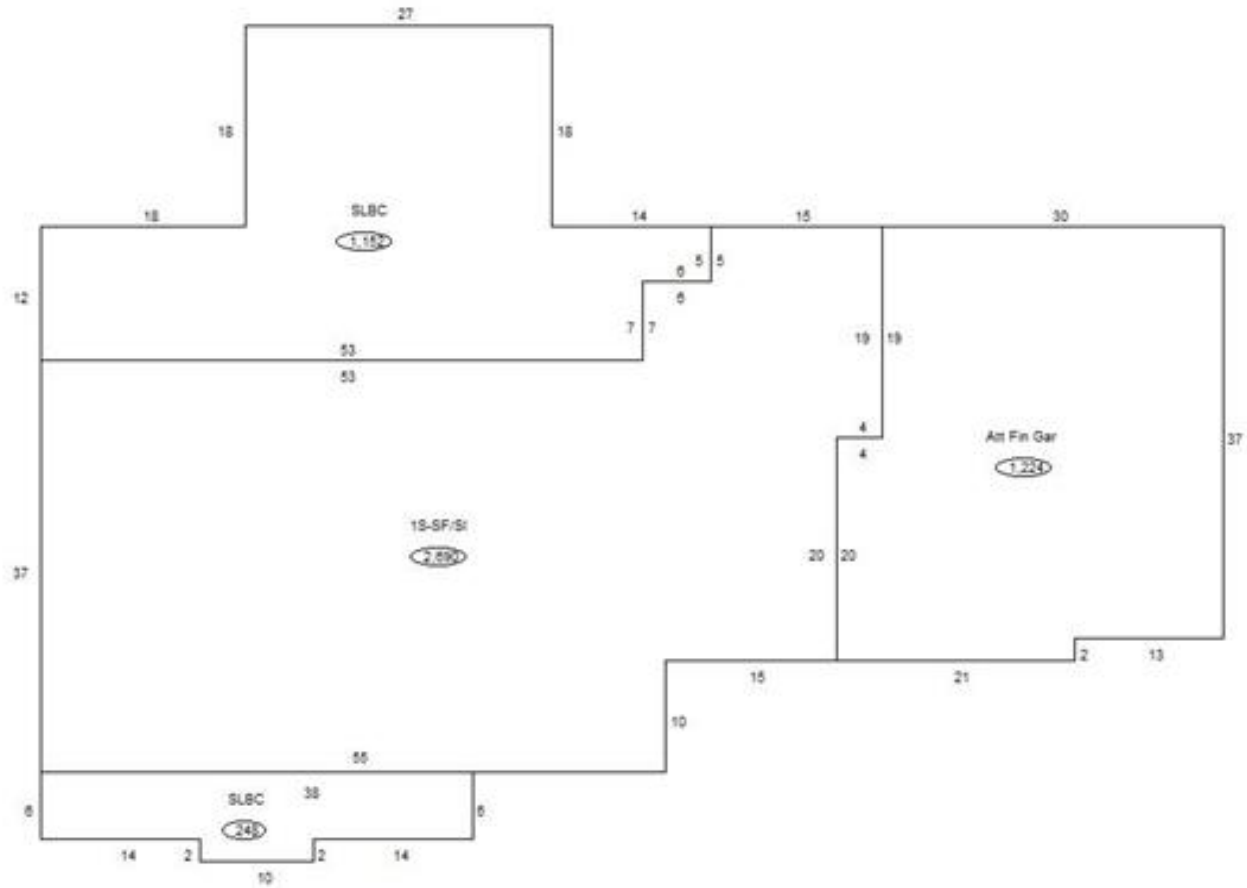
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,376	1.000	2,376
2	G	1		10	Attached Garage	360	1.000	360
3	M	PRCH		10	SLBC	852	1.000	852
4	M	PATO		10	Open Slab	320	1.000	320
5	G	1		10	Attached Garage	1,116	1.000	1,116
6	M	PATO		10	Open Slab	72	1.000	72
7	M	CPDT		10	Carport	216	1.000	216
Total Building Area						2,376		2,376



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x85x0		Formed Metal	4,250
	Qual	5	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (32.66 x 4,250)		138,805	138,805	4,164	134,641
	LNT0	Lean To - Attached	16x85x0			1,360
	Qual	4	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (9.91 x 1,360)		13,478	13,478	1,617	11,861
	GF	GAZEBO FAIR	24x19x0			1
	Qual	2	Cond	Year 2019	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



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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	IMP PST	80			1.000	224	224	224	224
RS	ROUGH STONY LAND	IMP PST	20			2.020	56	56	113	113
IMP PST Totals						3.020			337	337
Total Agland						3.020			337	337