



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:13:47  
Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660108558 <b>Parcel ID</b> 000000-0002-001-0-000-00 <b>Cadastral ID</b> 05-21-16-19550 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 346558 HANSON, JUSTIN & KENA  1606 PINECREST DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01606 PINECREST DR <b>Subdivision</b> ESTATES AT FOREST PARK IV <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1154 - R-V01-NW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>660108558_001.JPG 9/25/2024</p>																																																																
<b>Legal Description</b> Lot/Long: 36.33427208 -95.62772735 LOT 1 BLOCK 2 ESTATES AT FOREST PARK IV																																																																					
<b>Exemptions</b> <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <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>R23 138</td> <td>R25 NEW SFR 4300 SQ FT</td> <td>01/2024</td> <td>09/2024</td> <td>250,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 138	R25 NEW SFR 4300 SQ FT	01/2024	09/2024	250,000																																								
Code	Type	Active	Maximum	Exemption																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R23 138	R25 NEW SFR 4300 SQ FT	01/2024	09/2024	250,000																																																																	
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>77,794</td> <td>77,794</td> <td>11%</td> <td>8,557</td> <td>Assessed</td> <td>66,286 6,126.81</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>524,807</td> <td>524,807</td> <td></td> <td>57,729</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>386,820</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>602,601</td> <td>602,601</td> <td></td> <td>66,286</td> <td>Total Taxable</td> <td>66,286 6,127.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2026	Land Value	77,794	77,794	11%	8,557	Assessed	66,286 6,126.81	Year Frozen		Improvements	524,807	524,807		57,729	Penalty	0	Uncapped Value	386,820	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	602,601	602,601		66,286	Total Taxable	66,286 6,127.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>EXECUTIVE HOMES LLC</td> <td>03/06/2025</td> <td>598,500</td> <td>15</td> </tr> <tr> <td>/</td> <td>GREEN PROPERTY MANAGEMENT IN</td> <td>11/15/2023</td> <td>530,000</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	03/06/2025	598,500	15	/	GREEN PROPERTY MANAGEMENT IN	11/15/2023	530,000	WB
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																													
Remove Cap	2026	Land Value	77,794	77,794	11%	8,557	Assessed	66,286 6,126.81																																																													
Year Frozen		Improvements	524,807	524,807		57,729	Penalty	0																																																													
Uncapped Value	386,820	Mobile Home	0	0		0	Exemption	0 0.00																																																													
TIF Project ID	0	Total Value	602,601	602,601		66,286	Total Taxable	66,286 6,127.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	EXECUTIVE HOMES LLC	03/06/2025	598,500	15																																																																	
/	GREEN PROPERTY MANAGEMENT IN	11/15/2023	530,000	WB																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660108558</td> <td>HANSON, JUSTIN &amp; KENA</td> <td>17</td> <td>198,180</td> <td>0</td> <td>21,800</td> <td>2,015.00</td> </tr> <tr> <td>2024</td> <td>2024-660108558</td> <td>EXECUTIVE HOMES LLC</td> <td>17</td> <td>53,000</td> <td>0</td> <td>5,830</td> <td>539.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660108558	HANSON, JUSTIN & KENA	17	198,180	0	21,800	2,015.00	2024	2024-660108558	EXECUTIVE HOMES LLC	17	53,000	0	5,830	539.00																																									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660108558	HANSON, JUSTIN & KENA	17	198,180	0	21,800	2,015.00																																																														
2024	2024-660108558	EXECUTIVE HOMES LLC	17	53,000	0	5,830	539.00																																																														



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:13:47  
 Page 2

Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2228		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	9,704.00 x 3.00 = 29,112		
Factor Value			
Adjustments	2.6722		
Lot Value	77,794		



660108558\_001.JPG 9/25/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,836 / 3,591
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,836
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	712 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	1 2022 Residential
Comparables	6
Indicated Value	747,870 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.76	Total Misc Impr	+ 20,283
Roofing Adj	+ 4.80	Garage Cost	+ 43,282
Subfloor Adj	+ -3.45	Total RCN	= 530,108
Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	- 5,301
Plumbing Adj	+ 5.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 524,807
Adj Base Cost	= 129.92	Lot Value	+ 77,794
Total Area	x 3,591	Indicated Value	= 602,601
Adjusted Cost	= 466,543	Value Per SqFt	167.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	524,807		
Lot Value	77,794		
Indicated Value	602,601	167.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	602,601	167.81	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	161292	54		54	36.48	1,970
PRCH	Porch	161293	318		318	35.13	11,171
FPPF	Fireplace - Prefabricated		1	2024	1	7,141.75	7,142



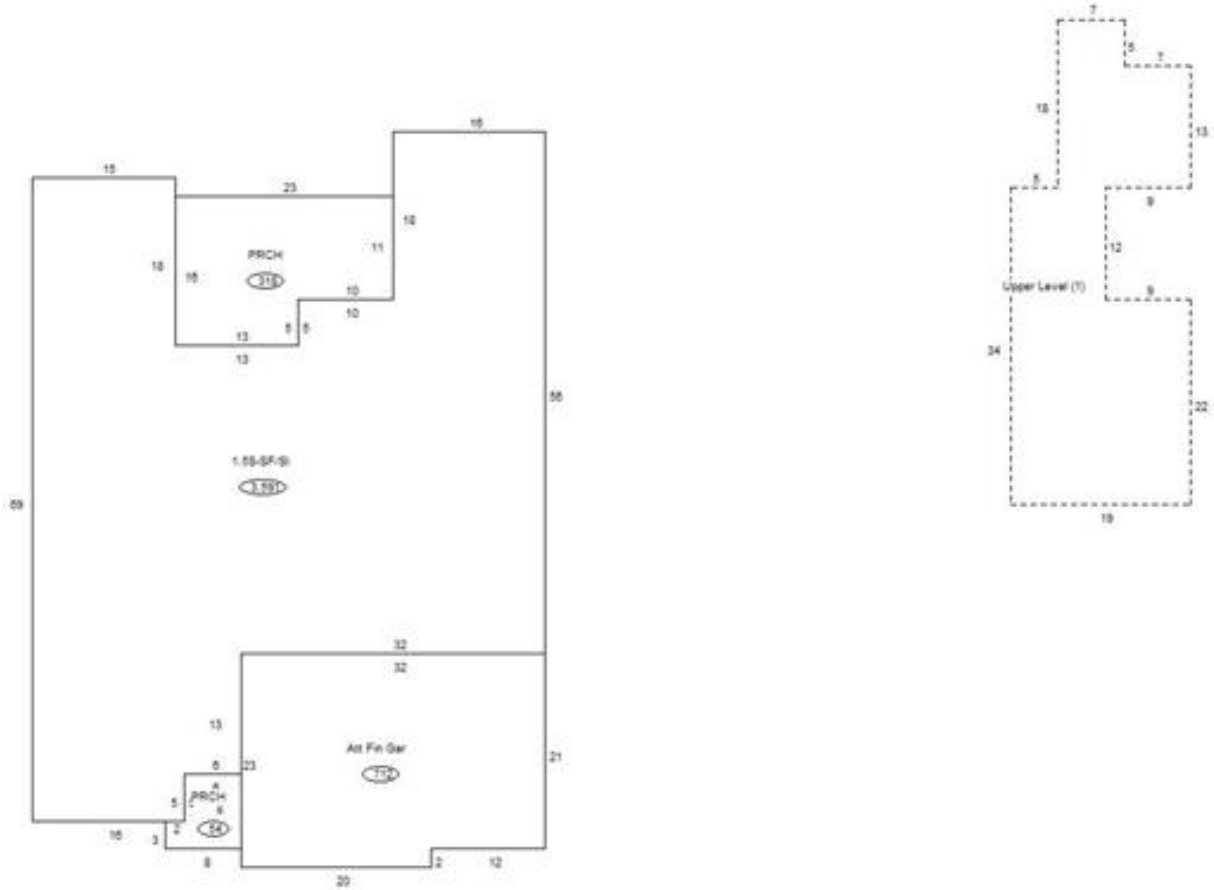
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:13:47  
 Page 3

Sketch Image

660108558



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,836	1.266	3,591
2	U	^UL		13	Upper Level (1)	755	1.000	755
3	G	5		13	Att Fin Gar	712	1.000	712
4	M	PRCH		13	PRCH	54	1.000	54
5	M	PRCH		13	PRCH	318	1.000	318
<b>Total Building Area</b>						<b>2,836</b>		<b>3,591</b>