



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:38:00  
Page 1

Assessment Data				Primary Image					
Account	660109979			No Image On File					
Parcel ID	21N17E-05-1-00000-001-0000								
Cadastral ID	05-21-17-00210								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	346605								
HANCOCK, DANELLE ELLA									
17462 E 470 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17462 E 470 RD								
Subdivision									
Lot/Block	/	Parcel Size	.83 - Acres						
Sec/Twn/Rng	5 / 21 / 17 / 1								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description				Building Permits					
Lat/Long: 36.33577637 -95.51516951				Number	Description	Opened	Closed	Amount	
TR DESC 2025-002545 AS COMM NW/C GOVT LOT 2; N88.3006E 15.42' TO POB; N88.3206E 185.83'; S00.4819E 195.34'; S86.5719W 178.11'; N03.0302W 200.31' TO POB.				S25	S26 SPLIT PPMH 102720 SITUATES H	03/2025	10/2025		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MOSELEY, DANIEL JOEL	02/27/2025	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap		Land Value	20,970	10,046	11%	1,105	Assessed	7,863	773.09
Year Frozen		Improvements	61,437	61,437		6,758	Penalty	0	
Uncapped Value	61,437	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	82,407	71,483		7,863	Total Taxable	7,863	773.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109979	HANCOCK, DANELLE ELLA			94	20,970	0	1,052	104.00



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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size	0	0						
Lot Count	0							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	36,155.00 x .58 = 20,970							
Factor Value								
Adjustments	0.0000							
Lot Value	20,970							
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	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	20,970				
Total Area	x	Indicated Value	=	20,970				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements								
Lot Value		20,970						
Indicated Value		20,970	0.00	Per SqFt				
Agland Value								
Site Improvements								
Total Value		20,970	0.00	Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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<b>Lot Data</b>		-		<b>Primary Image</b>																																																																											
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																																																																															
<b>Residential Data</b>																																																																															
Type 6 Mobile Home 86 x 32 Condition 3 - Average Quality 3.1 - Average Architecture 6 MS ADJ Style 100% Double Wide Exterior Wall 100% Frame, Plywood or Hardboard Base/Total Area 2,752 / 2,752 Style 100% Double Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 2001 / 19				<b>GRM Approach</b>																																																																											
				<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>																																																																											
				<b>Multiple Regression</b>																																																																											
				<b>MRA Code</b> <b>Adjusted R</b> <b>Indicated Value</b>																																																																											
				<b>Direct Comparables</b>																																																																											
				<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>																																																																											
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<table border="0"> <tr> <td>Base Cost</td><td>30.12</td> <td>Total Misc Impr</td><td>+</td><td>0</td> <td colspan="3"><b>Selected Approach</b> Cost Approach</td> </tr> <tr> <td>Roofing Adj</td><td>+ 2.42</td> <td>Garage Cost</td><td>+</td><td></td> <td><b>Improvements</b></td><td>61,437</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>105,484</td> <td><b>Lot Value</b></td><td></td><td></td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 1.64</td> <td>Depreciation ( 53%)</td><td>-</td><td>55,907</td> <td><b>Indicated Value</b></td><td>61,437</td><td>22.32 Per SqFt</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 4.15</td> <td>Lump Sums</td><td>+</td><td>11,860</td> <td><b>Agland Value</b></td><td></td><td></td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td>61,437</td> <td><b>Site Improvements</b></td><td></td><td></td> </tr> <tr> <td>Adj Base Cost</td><td>= 38.33</td> <td>Lot Value</td><td>+</td><td></td> <td><b>Total Value</b></td><td>61,437</td><td>22.32 Total Value Per SqFt</td> </tr> <tr> <td>Total Area</td><td>x 2,752</td> <td>Indicated Value</td><td>=</td><td>61,437</td> <td></td><td></td><td></td> </tr> <tr> <td>Adjusted Cost</td><td>= 105,484</td> <td>Value Per SqFt</td><td></td><td>22.32</td> <td></td><td></td><td></td> </tr> </table>		Base Cost	30.12	Total Misc Impr	+	0	<b>Selected Approach</b> Cost Approach			Roofing Adj	+ 2.42	Garage Cost	+		<b>Improvements</b>	61,437		Subfloor Adj	+ 0.00	Total RCN	=	105,484	<b>Lot Value</b>			Heat/Cool Adj	+ 1.64	Depreciation ( 53%)	-	55,907	<b>Indicated Value</b>	61,437	22.32 Per SqFt	Plumbing Adj	+ 4.15	Lump Sums	+	11,860	<b>Agland Value</b>			Basement Adj	+ 0.00	RCNLD	=	61,437	<b>Site Improvements</b>			Adj Base Cost	= 38.33	Lot Value	+		<b>Total Value</b>	61,437	22.32 Total Value Per SqFt	Total Area	x 2,752	Indicated Value	=	61,437				Adjusted Cost	= 105,484	Value Per SqFt		22.32									
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<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>																																																																							
WODO	WOOD DECK - OPEN	149499	48x12		576	17.37	15%	8,504																																																																							
WODO	WOOD DECK - OPEN	149500	16x10		160	24.68	15%	3,356																																																																							



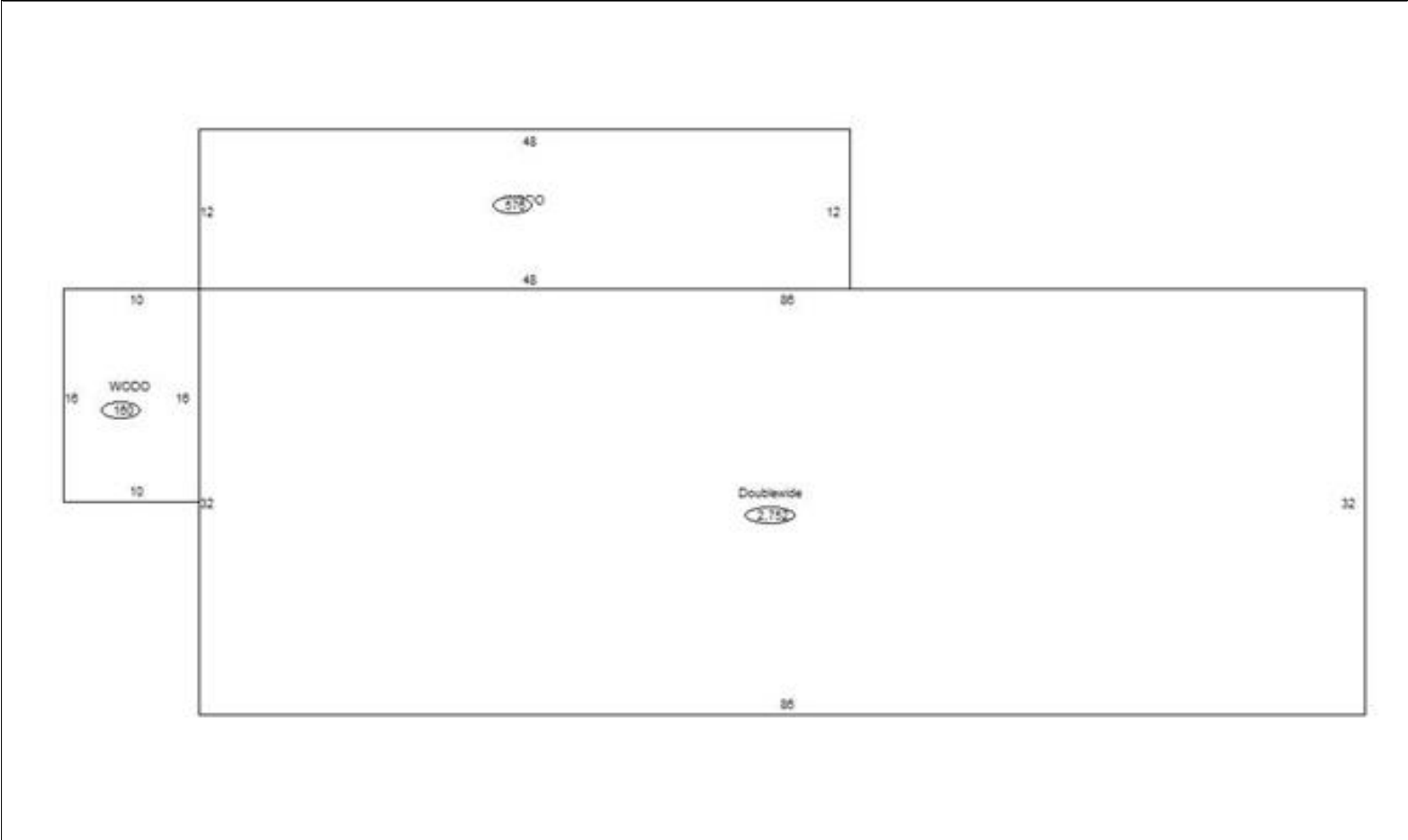
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Sketch Image

660109979



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,752	1.000	2,752
2	M	WODO		10	WODO	576	1.000	576
3	M	WODO		10	WODO	160	1.000	160
<b>Total Building Area</b>						<b>2,752</b>		<b>2,752</b>