



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 660000139 Parcel ID 000000-00-0-00357-004-0001 Cadastral ID 01-20-15-03950 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321910 HANCHETT, STEVEN & ASHLEY 25606 S CAMEL DR CLAREMORE OK 74019-0000 Parcel Location Situs 25606 CAMEL DR Subdivision GREEN OASIS Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					<p>660000139_001.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24164908 -95.65968059																																																																																																																									
LOT 1 BLOCK 4 GREEN OASIS					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1083 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0262							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0	0	
Method	Square-Foot							
Base Lot Value	44,699.00 x 1.61 = 72,102							
Factor Value								
Adjustments	1.0000							
Lot Value	72,102							
Residential Data				660000139_001.JPG 9/24/2025				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl			MRA Code 1 Test				
Base/Total Area	1,688 / 1,688			Adusted R 0.8445				
Style	100% One Story			Indicated Value 208,789 123.69 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,688			Adjustment Model 1 2022 Residential				
Fixture/RghIn	13 /			Comparables 6				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 216,020 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type	564 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach				
Remodel				Improvements 160,090				
Year/Eff Age	1981 / 34			Lot Value 72,102				
Cost Approach		Manual : 01/2025		Indicated Value 232,192 137.55 Per SqFt				
Base Cost	107.67	Total Misc Impr	+ 8,696	Agland Value				
Roofing Adj	+ 4.87	Garage Cost	+ 21,934	Site Improvements 6,438				
Subfloor Adj	+ -2.31	Total RCN	= 256,214	Total Value 238,630 141.37 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 107,610					
Plumbing Adj	+ 10.77	Lump Sums	+ 11,486					
Basement Adj	+ 0.00	RCNLD	= 160,090					
Adj Base Cost	= 133.64	Lot Value	+ 72,102					
Total Area	x 1,688	Indicated Value	= 232,192					
Adjusted Cost	= 225,584	Value Per SqFt	137.55					
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
PRCH	SLAB PORCH - COVERED	413		116	116	26.56		3,081
WODC	Wood Deck - Covered	414	18x16		288	30.78		8,865
WODO	Wood Deck - Open	174281	16x6		96	27.30		2,621



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODO	Wood Deck - Open	0x0x0	Plank		245	
	Qual 3	Cond 3	Year 2020	Eff Age 5			
		Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD	
		Base Cost (19.77 x 245)	4,844		4,844	1,308	3,536
	WODO	Wood Deck - Open	0x0x0	Plank		168	
	Qual 3	Cond 3	Year 2020	Eff Age 5			
		Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD	
		Base Cost (23.66 x 168)	3,975		3,975	1,073	2,902