



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000616 Parcel ID 000000-00-0-00417-001-0007 Cadastral ID 01-21-16-00240 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 94294 HAMMONS, TOM B 19655 S KINGSBURY RD CLAREMORE OK 74017-0000 Parcel Location Situs 19655 S KINGSBURY RD Subdivision KINGS RIDGE ESTS 2 Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32429228 -95.55939010																																																																																																																									
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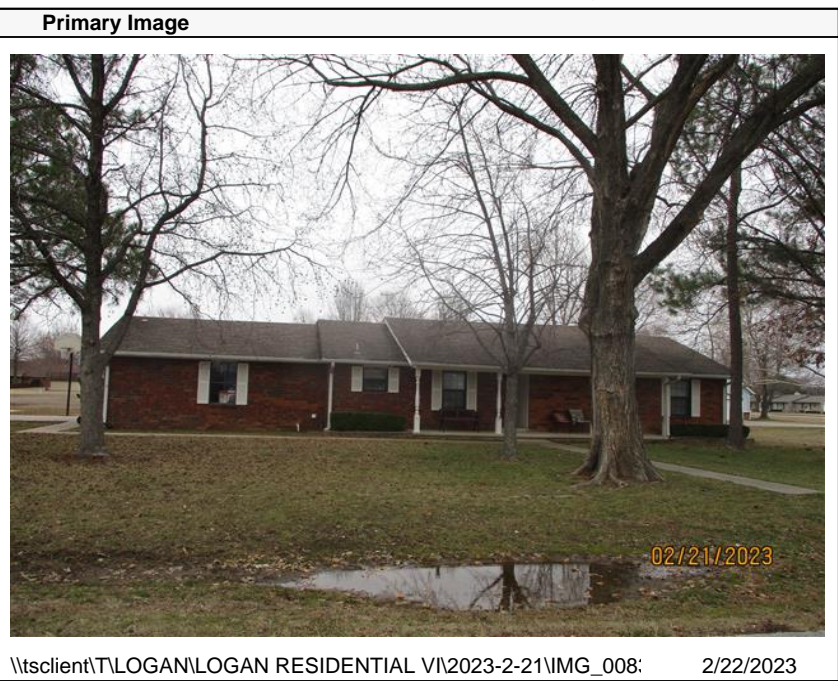
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.128		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	49,138.00 x 1.80 = 88,482		
Factor Value			
Adjustments	1.0000		
Lot Value	88,482		



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_008: 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,507 / 1,507
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,507
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	170,385 113.06 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	178,360 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	123,458
Lot Value	88,482
Indicated Value	211,940 140.64 Per SqFt
Agland Value	
Site Improvements	
Total Value	211,940 140.64 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.80	Total Misc Impr	+ 11,443
Roofing Adj	+ 4.50	Garage Cost	+ 15,670
Subfloor Adj	+ -1.15	Total RCN	= 224,470
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 101,012
Plumbing Adj	+ 9.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 123,458
Adj Base Cost	= 130.96	Lot Value	+ 88,482
Total Area	x 1,507	Indicated Value	= 211,940
Adjusted Cost	= 197,357	Value Per SqFt	140.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1886		68	68	24.05		1,635
PRCH	SLAB PORCH - COVERED	1887	20x10		200	23.56		4,712



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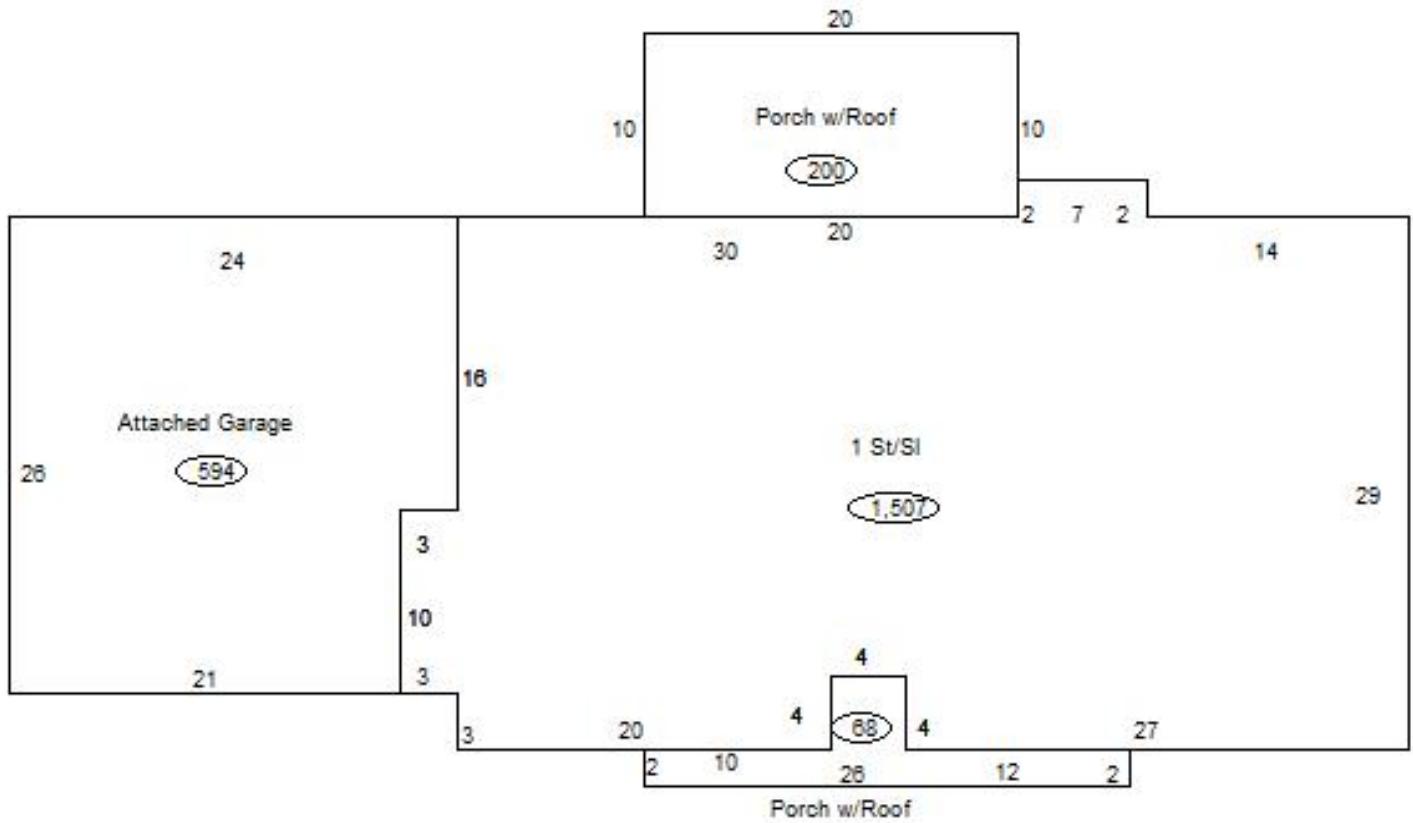
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,507	1.000	1,507
2	G	1		13	Attached Garage	594	1.000	594
3	M	PRCH		13	SLBC	68	1.000	68
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,507		1,507



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						