



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:22:29
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Assessment Data					Primary Image																																																																																																																				
Account 660000876 Parcel ID 000000-00-0-00807-005-0010 Cadastral ID 01-22-15-03660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 335883 JACKSON, JOSEPH A & BREEYA L 13212 S HICKORY ST CLAREMORE OK 74017-0000 Parcel Location Situs 13212 S HICKORY ST Subdivision TACORA HILLS Lot/Block 0010 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.41726348 -95.65441838																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2389	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,405.00 x 3.15 = 32,776	
Factor Value		
Adjustments	1.0000	
Lot Value	32,776	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,196 / 1,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,196
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	494 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1979 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	143,304	119.82	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.30	Total Misc Impr	+	9,244			
Roofing Adj	+ 4.46	Garage Cost	+	13,595			
Subfloor Adj	+ -1.16	Total RCN	=	182,971			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	54,891			
Plumbing Adj	+ 14.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,080			
Adj Base Cost	= 133.89	Lot Value	+	32,776			
Total Area	x 1,196	Indicated Value	=	160,856			
Adjusted Cost	= 160,132	Value Per SqFt		134.49			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,080		
Lot Value	32,776		
Indicated Value	160,856	134.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	160,856	134.49	Total Value Per SqFt

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	2541	20x6		120	23.88		2,866
PATO	SLAB PORCH - OPEN	2542	12x10		120	10.68		1,282



Rogers

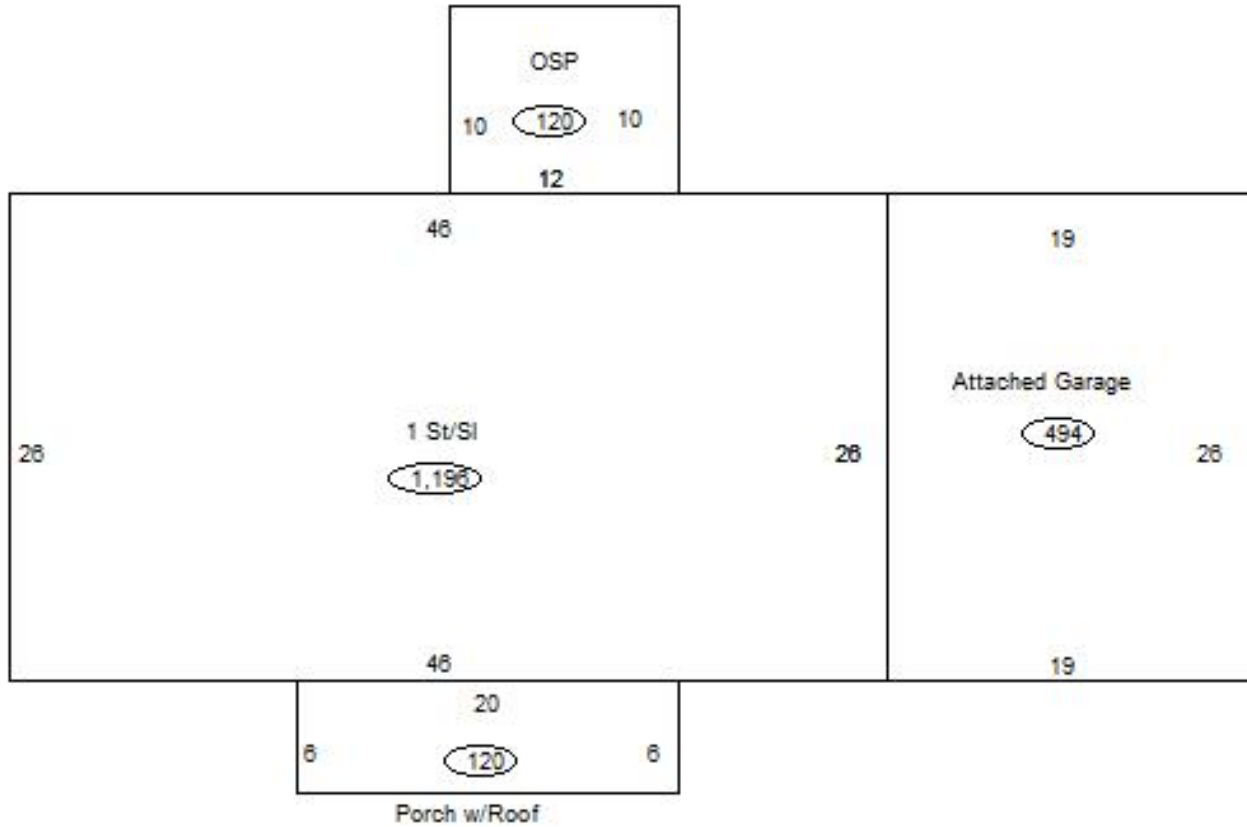
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Sketch Image

660000876



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,196	1.000	1,196
2	G	1		13	Attached Garage	494	1.000	494
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,196		1,196