



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 660001288 Parcel ID 000000-00-0-00498-001-0016 Cadastral ID 02-20-16-02850 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 301993 BRENEMAN, MATTHEW 25132 S HACKAMORE RD W CLAREMORE OK 74019-0000 Parcel Location Situs 25132 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																								
Legal Description Lat/Long: 36.24747283 -95.57789874 LOT 16 BLOCK 1 MEADOWRANCH 2 AMD																																																																																																																								
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9601		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	41,821.00 x 1.31 = 54,786		
Factor Value			
Adjustments	1.0000		
Lot Value	54,786		



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG_ 9/7/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,337 / 1,337
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,337
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	164,278	122.87	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	190,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.73	Total Misc Impr	+ 5,092				
Roofing Adj	+ 4.54	Garage Cost	+ 15,166				
Subfloor Adj	+ -1.18	Total RCN	= 187,517				
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 54,380				
Plumbing Adj	+ 10.54	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,137				
Adj Base Cost	= 125.10	Lot Value	+ 54,786				
Total Area	x 1,337	Indicated Value	= 187,923				
Adjusted Cost	= 167,259	Value Per SqFt	140.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,137		
Lot Value	54,786		
Indicated Value	187,923	140.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,923	140.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3461	17x5		85	24.00		2,040
PRCH	SLAB PORCH - COVERED	3462	16x8		128	23.84		3,052



Rogers

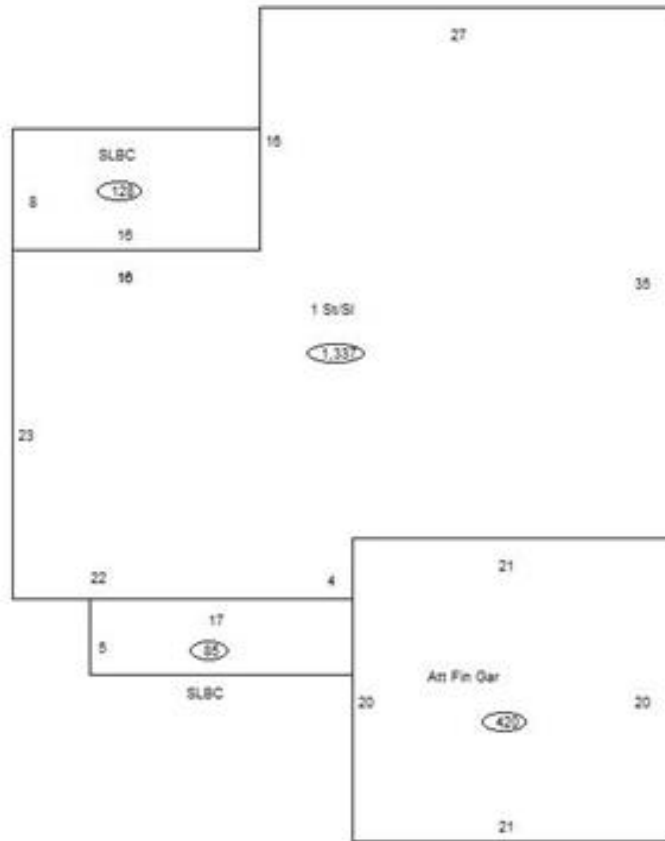
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Sketch Image

660001288



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,337	1.000	1,337
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	85	1.000	85
4	M	PRCH		10	SLBC	128	1.000	128
Total Building Area						1,337		1,337