



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 660001289 Parcel ID 000000-00-0-00498-001-0017 Cadastral ID 02-20-16-02860 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 302847 ROOT, TRACY A 25152 S HACKAMORE RD W CLAREMORE OK 74019-0000 Parcel Location Situs 25152 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0017 / 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 Lot/Long: 36.24716614 -95.57786595										\\tsclient\T\ROB STUFF\2023-2-3\IMG_0011.JPG 2/3/2023																																																																																																															
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1746 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,167.00 x 1.21 = 62,008 Factor Value Adjustments 1.0000 Lot Value 62,008		 <p>\\tsclient\T\ROB STUFF\2023-2-3\IMG_0011.JPG 2/3/2023</p>

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, Wood
Base/Total Area	1,650 / 1,650
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,650
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	FULL -
Year/Eff Age	1996 / 12

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 226,562 137.31 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 218,120 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	97.97	Total Misc Impr	+	1,206	
Roofing Adj	+ 4.44	Garage Cost	+	17,361	
Subfloor Adj	+ -1.15	Total RCN	=	218,646	
Heat/Cool Adj	+ 11.47	Depreciation (14%)	-	30,610	
Plumbing Adj	+ 8.53	Lump Sums	+	6,371	
Basement Adj	+ 0.00	RCNLD	=	194,407	
Adj Base Cost	= 121.26	Lot Value	+	62,008	
Total Area	x 1,650	Indicated Value	=	256,415	
Adjusted Cost	= 200,079	Value Per SqFt		155.40	

Value Reconciliation
Selected Approach Cost Approach Improvements 194,407 Lot Value 62,008 Indicated Value 256,415 155.40 Per SqFt Agland Value Site Improvements 36,582 Total Value 292,997 177.57 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3465	50		50	24.11		1,206
WODC	WOOD DECK - COVERED	3466	16x10		160	39.82		6,371



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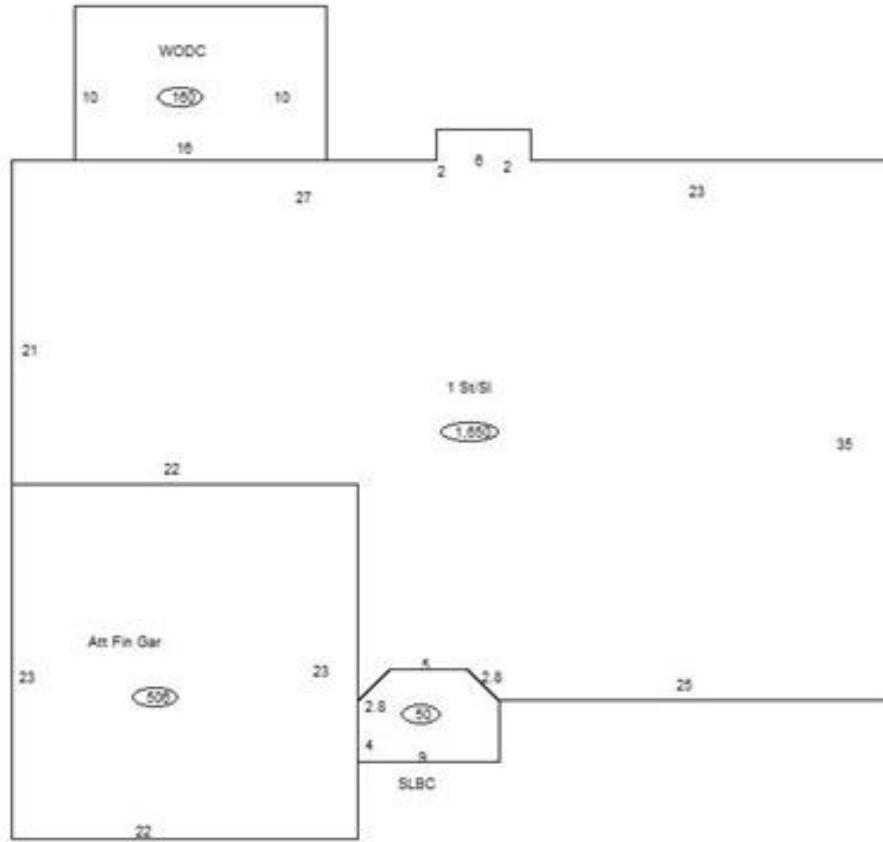
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,650	1.000	1,650
2	G	5		10	Att Fin Gar	506	1.000	506
3	M	PRCH		10	SLBC	50	1.000	50
4	M	WODC		10	WODC	160	1.000	160
Total Building Area						1,650		1,650



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 3.5	Cond 3	Year 2017	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (35.04 x 1,200)	42,048	42,048	5,466	36,582