



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:33:51
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Assessment Data					Primary Image																																																																																																																				
Account 660001290 Parcel ID 000000-00-0-00498-001-0018 Cadastral ID 02-20-16-02870 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 317085 AKIN, JASON 25172 S HACKAMORE RD W CLAREMORE OK 74019-0000 Parcel Location Situs 25172 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0018 / 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					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG_ 9/7/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24687988 -95.57790160 LOT 18 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	0.965		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,034.00 x 1.31 = 55,065		
Factor Value			
Adjustments	1.0000		
Lot Value	55,065		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,281 / 1,281
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,281
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,688	129.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	174,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.71	Total Misc Impr	+	16,013			
Roofing Adj	+ 4.57	Garage Cost	+	15,166			
Subfloor Adj	+ -1.17	Total RCN	=	200,668			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	54,180			
Plumbing Adj	+ 15.73	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	146,488			
Adj Base Cost	= 132.31	Lot Value	+	55,065			
Total Area	x 1,281	Indicated Value	=	201,553			
Adjusted Cost	= 169,489	Value Per SqFt		157.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,488		
Lot Value	55,065		
Indicated Value	201,553	157.34	Per SqFt
Agland Value			
Site Improvements	3,639		
Total Value	205,192	160.18	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	Porch	3469	16x8		128	23.84		3,052
PRCH	Porch	3470	22x5		110	23.92		2,631
PATO	Patio - Open	183071	22x15		330	8.31		2,742
GENR	Generator - Residential Standby			1	1	2,492.00		2,492



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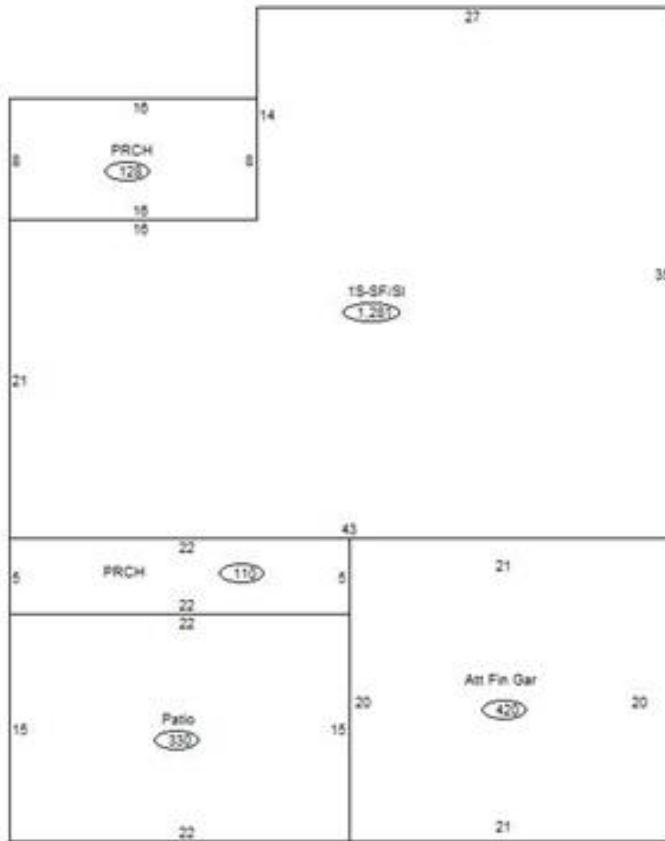
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Sketch Image

660001290



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	420	1.000	420
2	R	1	Slab	10	1S-SF/SI	1,281	1.000	1,281
3	M	PRCH		10	PRCH	128	1.000	128
4	M	PRCH		10	PRCH	110	1.000	110
5	M	PATO		10	Patio	330	1.000	330
Total Building Area						1,281		1,281



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Composition Shingle	200
	Qual 3	Cond 3	Year 2019	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
Base Cost (23.63 x 200)	4,726		4,726	1,087	3,639