




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 660001305 Parcel ID 000000-00-0-00498-001-0033 Cadastral ID 02-20-16-03020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 322033 RYAN, JAMES R & AMANDA B 14366 E HACKAMORE RD S CLAREMORE OK 74019-0000 Parcel Location Situs 14366 E HACKAMORE RD S Subdivision MEADOWRANCH II AMD Lot/Block 0033 / 0001 Parcel Size 3 - 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 Lat/Long: 36.24551095 -95.57497695 LOT 33,35 & 36 BLOCK 1 MEADOWRANCH 2 AMD																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0452	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,527.00 x 1.28 = 58,342	
Factor Value		
Adjustments	1.0000	
Lot Value	58,342	

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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	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,455 / 2,455
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,455
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	208,767	85.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	295,900		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.48	Total Misc Impr	+ 16,290
Roofing Adj	+ 4.10	Garage Cost	+
Subfloor Adj	+ -1.09	Total RCN	= 288,034
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 86,410
Plumbing Adj	+ 5.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 201,624
Adj Base Cost	= 110.69	Lot Value	+ 58,342
Total Area	x 2,455	Indicated Value	= 259,966
Adjusted Cost	= 271,744	Value Per SqFt	105.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,624		
Lot Value	58,342		
Indicated Value	259,966	105.89	Per SqFt
Agland Value			
Site Improvements	14,624		
Total Value	274,590	111.85	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	3515		102	102	23.95		2,443
PRCH	SLAB PORCH - COVERED	3516	16x10		160	23.72		3,795
CPAT	Carport - Attached	3517	22x22		484	10.24		4,956



Rogers

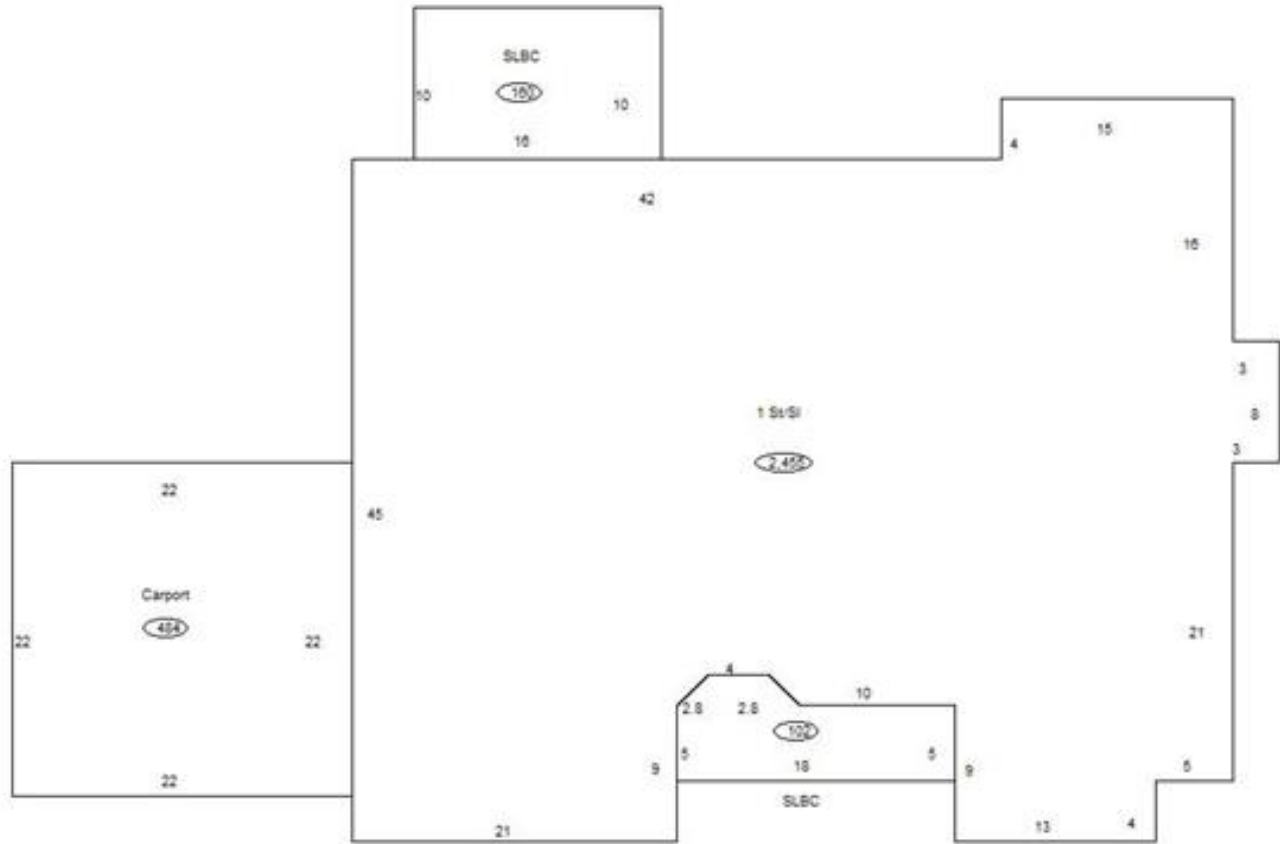
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Sketch Image

660001305



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,455	1.000	2,455
2	M	PRCH		10	SLBC	102	1.000	102
3	M	PRCH		10	SLBC	160	1.000	160
4	M	CPAT		10	Carport	484	1.000	484
Total Building Area						2,455		2,455



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PERG	Pergola		4x16x8	Dirt		64
Qual	3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ 100% Func)		RCNLD
Base Cost (15.00 x 64)		960		960 960		
UTIL	Utility Building		30x30x10	Concrete	Formed Metal	900
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (31.86 x 900)		28,674		28,674 14,050		14,624