Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660001310
Parcel ID	000000-00-0-00498-001-0038
Cadastral ID	02-20-16-03070
Property Type	REAL - Real Property
Property Class	RRP **VI Area** 3
Tax Area	5 - JUSTUS RURAL/NO FIRE
Name ID	300952

TEAGUE, MICHAEL A &

LISA
14386 E HACKAMORE RD S
CLAREMORE OK 74019-0000

Parcel Location

Situs	14386 E HACKAMORE RD
Subdivision	MEADOWRANCH II AMD
Lot/Block	0038 / 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

Primary Image

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Legal Description

Lat/Long: 36.24504861 -95.57415666

LOT 38 BLOCK 1 MEADOWRANCH 2 AMD

Building Permits

Number	Description	Opened	Closed	Amount
5294	NEW HOME	11/1998	01/1999	

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2046/824	JENKINS, DAVID P JR &	07/24/2009	189,000	YES
1790/886	LETOURNEAU, THOMAS WILLIAM	07/14/2006	165,500	YES
1721/373	DEUTSCHE BANK NATL TRST CO	10/14/2005	157,500	3
1663/616	KEELER, TERRY G & LISA D	03/14/2005	0	10
1162/585	BASLER, J D & ASSOCIATES~INC	03/17/1999	115,500	No
1137/543	YORK, DICK TRUSTEE OF LYLE~& LEI	10/16/1998	28,000	No

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2010	Land Value	93,035	43,954	11%	4,835	Assessed	26,243	2,179.48
Year Frozen	0	Improvements	194,616	194,616		21,408	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	287,651	238,570		26,243	Total Taxable	26,243	2,179.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001310	TEAGUE, MICHAEL A &	5	279,267	0	24,994	2,076.00
2024	2024-660001310	TEAGUE, MICHAEL A &	5	292,311	0	23,803	1,986.00
2023	2023-660001310	TEAGUE, MICHAEL A &	5	206,969	0	22,670	1,888.00
2022	2022-660001310	TEAGUE, MICHAEL A &	5	209,359	0	21,590	1,796.00
2021	2021-660001310	TEAGUE, MICHAEL A &	5	186,928	0	20,562	1,744.00
2020	2020-660001310	TEAGUE, MICHAEL A &	5	183,796	0	20,218	1,712.00
2019	2019-660001310	TEAGUE, MICHAEL A &	5	176,081	0	19,369	1,677.00
2018	2018-660001310	TEAGUE, MICHAEL A &	5	180,860	0	19,895	1,725.00
2017	2017-660001310	TEAGUE, MICHAEL A &	5	179,310	0	19,724	1,609.00
2016	2016-660001310	TEAGUE, MICHAEL A &	5	174,487	0	19,194	1,637.00
2015	2015-660001310	TEAGUE, MICHAEL A &	5	170,294	0	18,732	1,583.00
2014	2014-660001310	TEAGUE, MICHAEL A &	5	171,680	0	18,456	1,584.00
2013	2013-660001310	TEAGUE, MICHAEL A &	5	161,188	0	17,577	1,531.00

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Lot Data

Square-Foot - NBHD 1127 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.5022	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	108,997.00 x .85 = 93,035	
Factor Value		
Adjustments	1.0000	
Lot Value	93,035	

Primary Image

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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, Vinyl
Base/Total Area	1,975 / 1,975
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,975
Fixture/Rghln	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	446 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach

GRM Code		
Gross Rent		0.00
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	210,176	106.42	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	244,550		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		94.01	**Total Misc Impr**	+	12,368
Roofing Adj	+	4.27	**Garage Cost**	+	15,806
Subfloor Adj	+	-1.10	**Total RCN**	=	256,820
Heat/Cool Adj	+	11.47	**Depreciation (25%)**	-	64,205
Plumbing Adj	+	7.12	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	192,615
Adj Base Cost	=	115.77	**Lot Value**	+	93,035
Total Area	x	1,975	**Indicated Value**	=	285,650
Adjusted Cost	=	228,646	**Value Per SqFt**		144.63

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	192,615		
Lot Value	93,035		
Indicated Value	285,650	144.63	**Per SqFt**
Agland Value			
Site Improvements	2,001		
Total Value	287,651	145.65	**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
SHLT	STORM SHELTER	0	1	2021	1	0.00		
PRCH	Porch	3523	8x5		40	24.14		966
PATO	Patio - Open	3524	202		202	9.95		2,010
CPDT	Carport - Detached	3525	20x20		400	10.74		4,296

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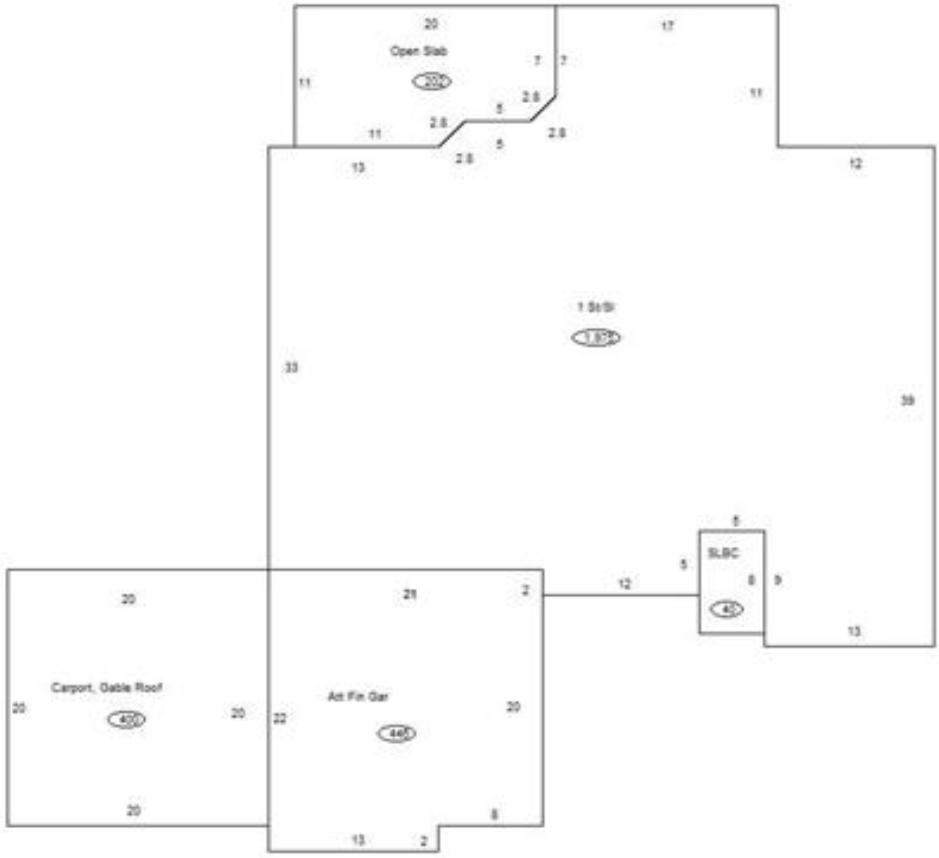
Sketch Image 660001310



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	446	1.000	446
2	M	PRCH		10	SLBC	40	1.000	40
3	M	PATO		10	Open Slab	202	1.000	202
4	G	3		10	Carport, Gable Roof	400	1.000	400
5	R	1	Slab	10	1 St/Sl	1,975	1.000	1,975
					Total Building Area	1,975		1,975

Outbuildings/Site Improvements 660001310

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	10x12x8	Concrete	Formed Metal	120
	Qual 4.5	**Cond** 3	**Year** 2018	**Eff Age** 6		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (24.89 x 120)	2,987		2,987	986	2,001