




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 660001322 Parcel ID 000000-00-0-00498-002-0012 Cadastral ID 02-20-16-03190 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 272943 TOONE, JENNIFER J & DOUGLAS B SR 14313 S HACKAMORE RD S CLAREMORE OK 74019-0000					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-8\IMG_ 9/8/2021</p>				
Parcel Location Situs 14313 E HACKAMORE RD Subdivision MEADOWRANCH II AMD Lot/Block 0012 / 0002 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: 36.24619252 -95.57623219					Building Permits				
LOT 12 BLOCK 2 MEADOWRANCH 2 AMD					Number	Description	Opened	Closed	Amount
					4993	NEW HOME	05/1998	01/1999	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1207/577	PROPERTY SOLUTIONS LLC	12/16/1999	107,000	Yes
					1111/22	YORK, DICK CO-TRUSTEE &-JIM SEIF	05/04/1998	10,000	Yes
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No
					985/406	WELLS, LYLE R	03/31/1995	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2000	Land Value	57,248	33,714	11%	3,709	Assessed	26,325	2,186.29
Year Frozen	0	Improvements	206,666	205,599		22,616	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	263,914	239,313		26,325	Total Taxable	25,325	2,103.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001322	TOONE, JENNIFER J &			5	256,859	1000	24,558	2,040.00
2024	2024-660001322	TOONE, JENNIFER J &			5	270,175	1000	23,813	1,987.00
2023	2023-660001322	TOONE, JENNIFER J &			5	219,877	1000	23,091	1,923.00
2022	2022-660001322	TOONE, JENNIFER J &			5	225,043	1000	22,389	1,862.00
2021	2021-660001322	TOONE, JENNIFER J &			5	206,674	1000	21,708	1,841.00
2020	2020-660001322	TOONE, JENNIFER J &			5	205,197	1000	21,047	1,782.00
2019	2019-660001322	TOONE, JENNIFER J &			5	194,586	1000	20,404	1,767.00
2018	2018-660001322	TOONE, JENNIFER J &			5	200,357	1000	21,039	1,824.00
2017	2017-660001322	TOONE, JENNIFER J &			5	194,556	1000	20,401	1,664.00
2016	2016-660001322	TOONE, JENNIFER J &			5	189,292	1000	19,822	1,691.00
2015	2015-660001322	TOONE, JENNIFER J &			5	184,641	1000	19,311	1,632.00
2014	2014-660001322	TOONE, JENNIFER J &			5	188,073	1000	19,688	1,690.00
2013	2013-660001322	TOONE, JENNIFER J &			5	198,258	1000	20,341	1,772.00



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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0065	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,844.00 x 1.31 = 57,248	
Factor Value		
Adjustments	1.0000	
Lot Value	57,248	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,470 / 2,631
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,470
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
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	244,867	93.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	304,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	78.23	Total Misc Impr	+	11,592			
Roofing Adj	+ 2.48	Garage Cost	+	15,166			
Subfloor Adj	+ -0.65	Total RCN	=	281,649			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	76,045			
Plumbing Adj	+ 5.35	Lump Sums	+	1,062			
Basement Adj	+ 0.00	RCNLD	=	206,666			
Adj Base Cost	= 96.88	Lot Value	+	57,248			
Total Area	x 2,631	Indicated Value	=	263,914			
Adjusted Cost	= 254,891	Value Per SqFt		100.31			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	206,666		
Lot Value	57,248		
Indicated Value	263,914	100.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	263,914	100.31	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	3575		212	212	23.53		4,988
BALW	BALCONY - WOOD	3576		8x5	40	26.56		1,062
PATO	SLAB PORCH - OPEN	3577		16x9	144	10.47		1,508



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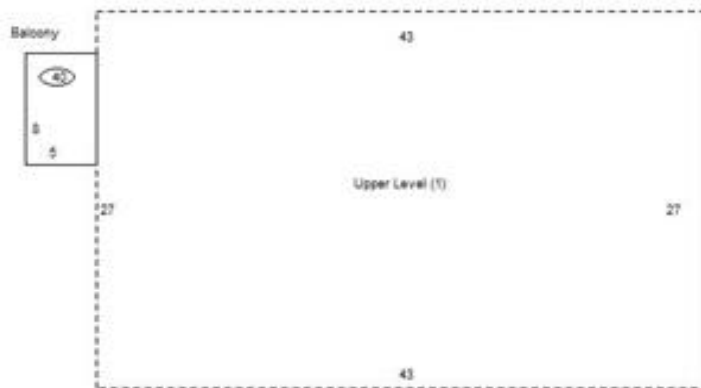
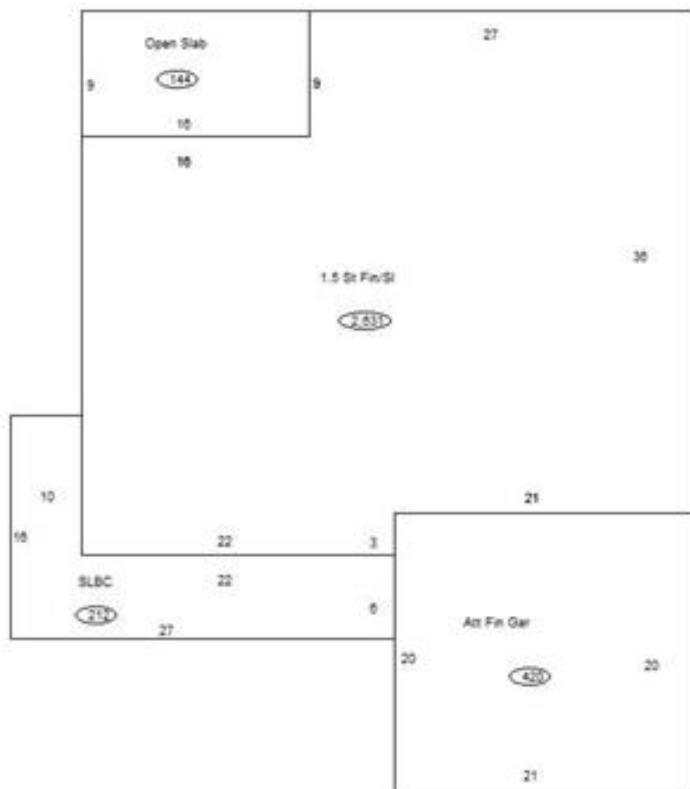
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Sketch Image

660001322



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,470	1.790	2,631
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	212	1.000	212
4	M	BALW		10	Balcony	40	1.000	40
5	M	PATO		10	Open Slab	144	1.000	144
6	U	^UL		10	Upper Level (1)	1,161	1.000	1,161
Total Building Area						1,470		2,631