



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 16:25:09
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Assessment Data					Primary Image																																																																																																																				
Account 660001339 Parcel ID 000000-00-0-00501-001-0016 Cadastral ID 02-20-16-03355 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 343364 DENNIS, DANIEL & DEBRA LYNN 25290 S HACKAMORE RD E CLAREMORE OK 74019-0000 Parcel Location Situs 25290 S HACKAMORE RD E Subdivision MEADOWRANCH III Lot/Block 0016 / 0001 Parcel Size 1.03 - Lots Sec/Twn/Rng 2 / 20 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24493387 -95.57155902																																																																																																																									
TR DESC 2023-017236 AS LOT 16 BLOCK 1 MEADOWRANCH 3 RE AMD & PT LOT 39 BLOCK 1 MEADOWRANCH III RE-AMD DESC AS COMM NE/C LOT 39; S01.3329E 307.66' TO POB; S86.1625W 12.93'; S00.5742W 98.98'; N86.0714E 13.95'; N01.3329W 99.38' TO POB.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R26 073</td> <td>NEW DTCH ACC BLDG 24X30</td> <td>03/2026</td> <td></td> <td>25,000</td> </tr> <tr> <td>7325</td> <td>NEW HOME</td> <td>04/2002</td> <td>09/2002</td> <td>76,600</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R26 073	NEW DTCH ACC BLDG 24X30	03/2026		25,000	7325	NEW HOME	04/2002	09/2002	76,600																																																																																																	
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.103	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,048.00 x 1.25 = 59,981	
Factor Value		
Adjustments	1.1354	
Lot Value	68,102	

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	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,366
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-1\IMG_ 9/1/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	177,914	130.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	187,630		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,387		
Lot Value	68,102		
Indicated Value	225,489	165.07	Per SqFt
Agland Value			
Site Improvements	7,382		
Total Value	232,871	170.48	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+	1,684			
Roofing Adj	+ 4.62	Garage Cost	+	14,664			
Subfloor Adj	+ -1.21	Total RCN	=	189,311			
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	41,648			
Plumbing Adj	+ 10.30	Lump Sums	+	9,724			
Basement Adj	+ 0.00	RCNLD	=	157,387			
Adj Base Cost	= 126.62	Lot Value	+	68,102			
Total Area	x 1,366	Indicated Value	=	225,489			
Adjusted Cost	= 172,963	Value Per SqFt		165.07			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	Porch	3617	14x5			70	24.05	1,684
WODO	Wood Deck - Open	3618	607			607	16.02	9,724



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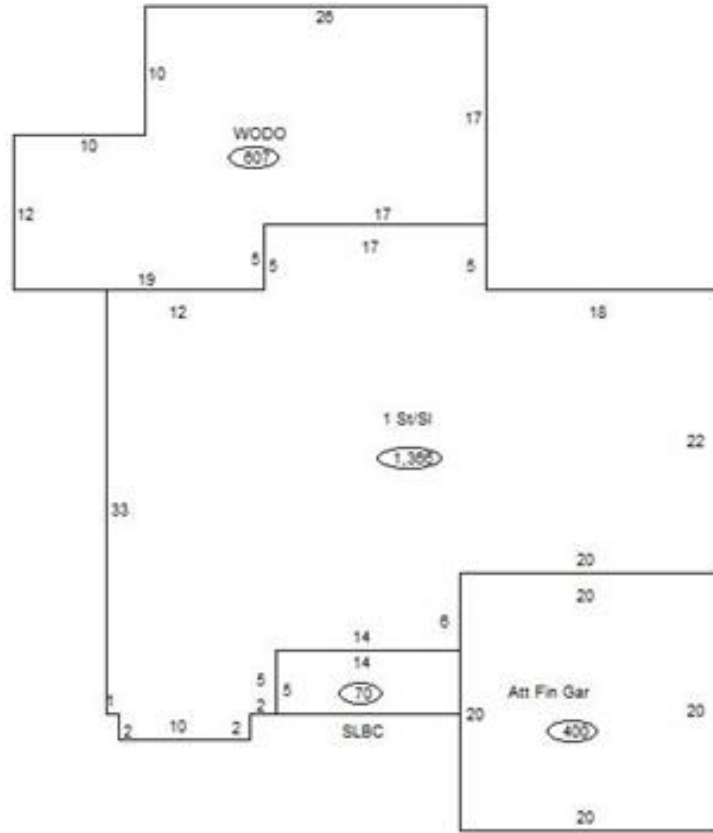
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,366	1.000	1,366
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	70	1.000	70
4	M	WODO		13	WODO	607	1.000	607
Total Building Area						1,366		1,366



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		8x10x8	Plank	Formed Metal	80
Qual	3.5	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (31.88 x 80)		2,550		2,550 255		2,295
PERG	Pergola NV		10x10x0			100
Qual	3	Cond 3	Year 2024	Eff Age	2	
Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ 100% Func)		RCNLD
Base Cost (15.00 x 100)		1,500		1,500 1,500		
CPAT	Carport - Attached		20x20x8	Concrete	Formed Metal	400
Qual	3	Cond 3	Year 2022	Eff Age	3	
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (10.06 x 400)		4,024		4,024 765		3,259
SHDS	Shed - Small		8x10x8	Plank	Galvanized Metal	80
Qual	3	Cond 3	Year 2020	Eff Age	5	
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (29.68 x 80)		2,374		2,374 546		1,828