



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001346 <b>Parcel ID</b> 000000-00-0-00501-002-0030 <b>Cadastral ID</b> 02-20-16-03410 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 182074 TOWERS, DAVID E &  DAWN E 25114 S HACKAMORE RD E CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 25114 S HACKAMORE RD E <b>Subdivision</b> MEADOWRANCH III <b>Lot/Block</b> 0030 / 0002 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 5 <b>Neighborhood</b> 1127 - R-V01,3,4-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.24751022 -95.57175759 LOTS 21, 22 & 30 BLOCK 2 MEADOWRANCH 3					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count	0		
Units Buildable	3		
Non-Ag Acres	1.1886		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	51,774.00 x 1.21 = 62,403		
Factor Value			
Adjustments	1.0000		
Lot Value	62,403		



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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	1,278 / 1,278
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,278
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,775	150.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	256,330		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.78	Total Misc Impr	+	12,286			
Roofing Adj	+ 4.67	Garage Cost	+	17,307			
Subfloor Adj	+ -1.22	Total RCN	=	194,084			
Heat/Cool Adj	+ 11.47	Depreciation ( 38%)	-	73,752			
Plumbing Adj	+ 11.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,332			
Adj Base Cost	= 128.71	Lot Value	+	62,403			
Total Area	x 1,278	Indicated Value	=	182,735			
Adjusted Cost	= 164,491	Value Per SqFt		142.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,332		
Lot Value	62,403		
Indicated Value	182,735	142.99	Per SqFt
Agland Value			
Site Improvements	33,593		
Total Value	216,328	169.27	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	3646		259	259	23.38		6,055
PATO	SLAB PORCH - OPEN	3647		105	105	10.81		1,135



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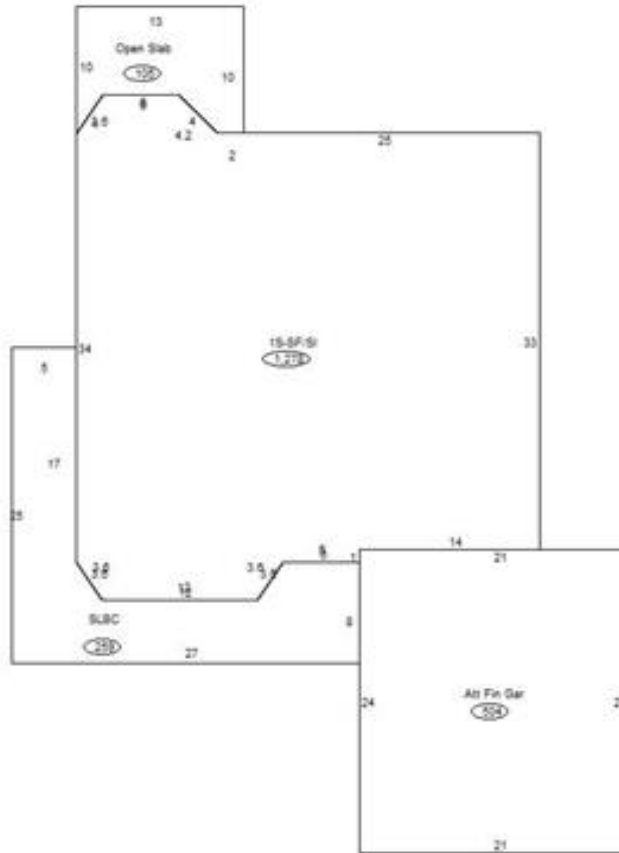
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### Sketch Image

660001346



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	259	1.000	259
2	M	PATO		10	Open Slab	105	1.000	105
3	R	1	Slab	10	1S-SF/SI	1,278	1.000	1,278
4	G	5		10	Att Fin Gar	504	1.000	504
<b>Total Building Area</b>						<b>1,278</b>		<b>1,278</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		3,125
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 13		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (3.16 x 3,125)	9,875		9,875	7,900	1,975

GRDT	Garage - Detached		26x36x8	Concrete	Glass	936
<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 1999	<b>Eff Age</b> 20			

Apt Finish Area Over Garage Area 468 Fixture Count 26,466

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (37.96 x 936)	35,531	26,466	61,997	30,379	31,618