




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:49:36
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Assessment Data					Primary Image																																																																																																																				
Account 660001350 Parcel ID 000000-00-0-00501-002-0023 Cadastral ID 02-20-16-03440 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 348161 CHRISTIANS, JEFFREY II & IMAN 25088 S HACKAMORE RD E CLAREMORE OK 74019-0000 Parcel Location Situs 25088 S HACKAMORE RD E Subdivision MEADOWRANCH III Lot/Block 0023 / 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					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-1\IMG_ 9/1/2021</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2071		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	52,583.00 x 1.20 = 62,929		
Factor Value			
Adjustments	1.4449		
Lot Value	90,926		



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

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	1,304 / 1,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,304
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	STANDARD -
Year/Eff Age	1995 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	161,779	124.06	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	203,030		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.77	Total Misc Impr	+ 10,472
Roofing Adj	+ 4.66	Garage Cost	+ 15,678
Subfloor Adj	+ -1.21	Total RCN	= 193,688
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 42,611
Plumbing Adj	+ 10.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,077
Adj Base Cost	= 128.48	Lot Value	+ 90,926
Total Area	x 1,304	Indicated Value	= 242,003
Adjusted Cost	= 167,538	Value Per SqFt	185.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,077		
Lot Value	90,926		
Indicated Value	242,003	185.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,003	185.59	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	3655		97	97	23.96		2,324
PRCH	SLAB PORCH - COVERED	3656	16x8		128	23.84		3,052



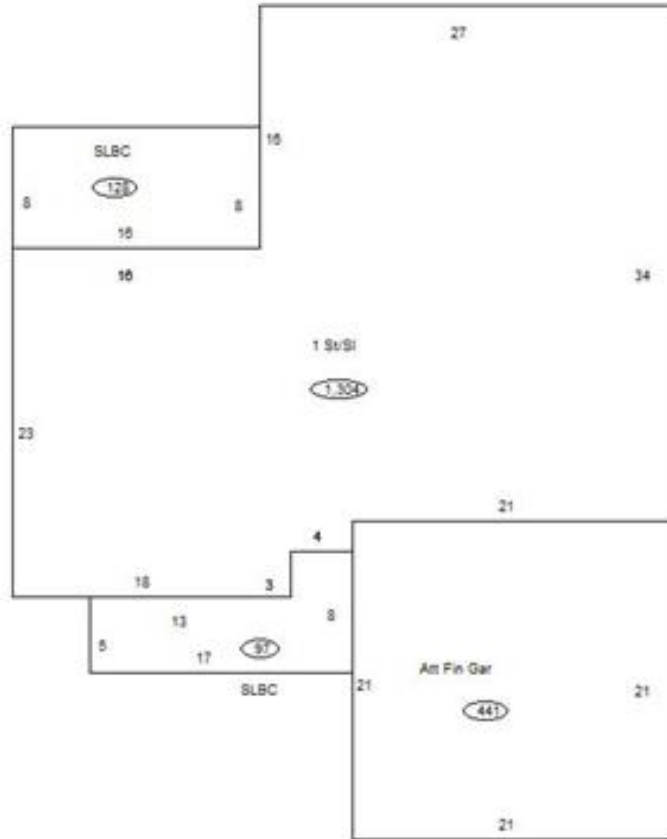
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Sketch Image

660001350



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,304	1.000	1,304
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	SLBC	97	1.000	97
4	M	PRCH		10	SLBC	128	1.000	128
Total Building Area						1,304		1,304