Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660001355
Parcel ID	000000-00-0-00501-003-0003
Cadastral ID	02-20-16-03480
Property Type	REAL - Real Property
Property Class	RRP **VI Area** 3
Tax Area	5 - JUSTUS RURAL/NO FIRE
Name ID	290626

JOSLIN, AMY S &

JASON D
25055 E HACKAMORE RD E
CLAREMORE OK 74017-0000

Parcel Location

Situs	25055 S HACKAMORE RD E
Subdivision	MEADOWRANCH III
Lot/Block	0003 / 0003 **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

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-31\IMG 8/31/2021

Legal Description

Lat/Long: 36.24843976 -95.56944602

LOT 3 BLOCK 3 MEADOWRANCH 3

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
1734/444	YORK, DICK CO-TRUSTEE &	11/29/2005	102,500	YES
1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No
832/479			70,000	No

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2006	Land Value	65,521	24,046	11%	2,645	Assessed	15,857	1,316.92
Year Frozen	0	Improvements	128,437	120,111		13,212	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	193,958	144,157		15,857	Total Taxable	14,857	1,234.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001355	JOSLIN, AMY S &	5	191,290	1000	14,395	1,196.00
2024	2024-660001355	JOSLIN, AMY S &	5	199,488	1000	13,947	1,164.00
2023	2023-660001355	JOSLIN, AMY S &	5	131,926	1000	13,512	1,125.00
2022	2022-660001355	JOSLIN, AMY S &	5	130,324	1000	13,304	1,107.00
2021	2021-660001355	JOSLIN, AMY S &	5	126,248	1000	12,887	1,093.00
2020	2020-660001355	JOSLIN, AMY S &	5	124,237	1000	12,528	1,061.00
2019	2019-660001355	JOSLIN, AMY S &	5	119,403	1000	12,134	1,051.00
2018	2018-660001355	JOSLIN, AMY S &	5	123,978	1000	12,638	1,096.00
2017	2017-660001355	JOSLIN, AMY S &	5	132,777	1000	13,466	1,098.00
2016	2016-660001355	JOSLIN, AMY S &	5	129,319	1000	13,045	1,113.00
2015	2015-660001355	JOSLIN, AMY S &	5	126,483	1000	12,636	1,068.00
2014	2014-660001355	JOSLIN, AMY S &	5	127,472	1000	12,239	1,050.00
2013	2013-660001355	JOSLIN, AMY S &	5	120,265	1000	11,853	1,033.00

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Lot Data

Square-Foot - NBHD 1127 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2987	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	56,572.00 x 1.16 = 65,521	
Factor Value		
Adjustments	1.0000	
Lot Value	65,521	

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	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,283 / 1,283
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,283
Fixture/Rghln	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,566	125.93	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	190,580		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		103.24	**Total Misc Impr**	+	10,472
Roofing Adj	+	4.67	**Garage Cost**	+	16,207
Subfloor Adj	+	-1.21	**Total RCN**	=	192,366
Heat/Cool Adj	+	11.47	**Depreciation (34%)**	-	65,404
Plumbing Adj	+	10.97	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	126,962
Adj Base Cost	=	129.14	**Lot Value**	+	65,521
Total Area	x	1,283	**Indicated Value**	=	192,483
Adjusted Cost	=	165,687	**Value Per SqFt**		150.03

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	126,962		
Lot Value	65,521		
Indicated Value	192,483	150.03	**Per SqFt**
Agland Value			
Site Improvements	1,475		
Total Value	193,958	151.18	**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	3676	97		97	23.96		2,324
PRCH	SLAB PORCH - COVERED	3677	16x8		128	23.84		3,052

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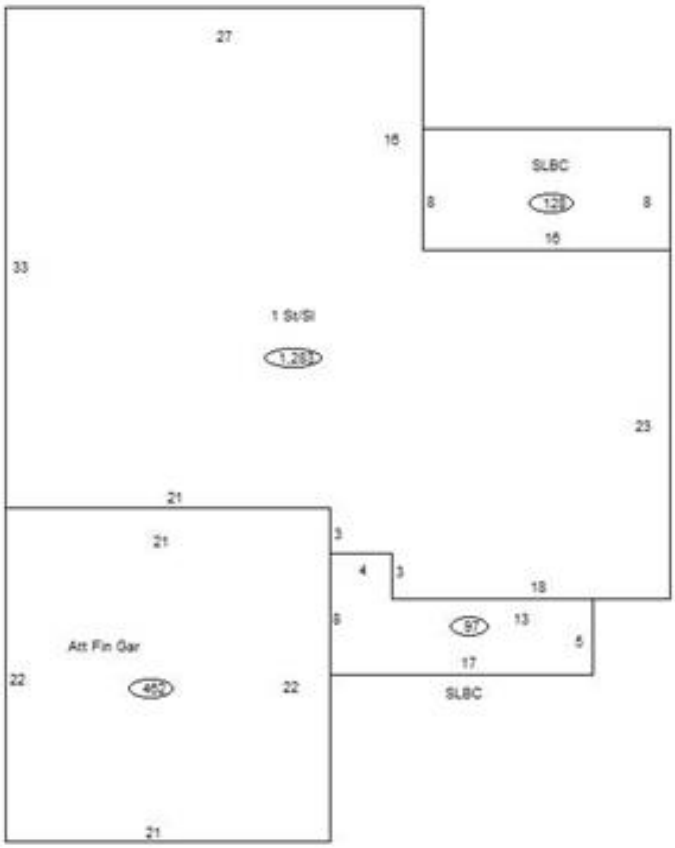
Sketch Image 660001355



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,283	1.000	1,283
2	G	5		10	Att Fin Gar	462	1.000	462
3	M	PRCH		10	SLBC	97	1.000	97
4	M	PRCH		10	SLBC	128	1.000	128
					Total Building Area	1,283		1,283

Outbuildings/Site Improvements 660001355

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual 3	**Cond** 3	**Year** 2010	**Eff Age** 12		

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (27.32 x 100)	2,732		2,732	1,257	1,475