



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:41:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001356 Parcel ID 000000-00-0-00501-003-0004 Cadastral ID 02-20-16-03490 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 295478 RUSH, GERALD 25095 S HACKAMORE RD CLAREMORE OK 74019-0000 Parcel Location Situs 25095 S HACKAMORE RD E Subdivision MEADOWRANCH III Lot/Block 0004 / 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																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.6699	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	72,739.00 x 1.05 = 76,030	
Factor Value		
Adjustments	1.0000	
Lot Value	76,030	

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, Vinyl 20% Veneer, Masonry
Base/Total Area	1,294 / 1,294
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,294
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	168,388	130.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	191,200		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,442		
Lot Value	76,030		
Indicated Value	218,472	168.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,472	168.83	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.39	Total Misc Impr	+	1,802			
Roofing Adj	+ 4.66	Garage Cost	+	15,646			
Subfloor Adj	+ -1.21	Total RCN	=	183,326			
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	43,998			
Plumbing Adj	+ 10.88	Lump Sums	+	3,114			
Basement Adj	+ 0.00	RCNLD	=	142,442			
Adj Base Cost	= 128.19	Lot Value	+	76,030			
Total Area	x 1,294	Indicated Value	=	218,472			
Adjusted Cost	= 165,878	Value Per SqFt		168.83			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	3680	19x12		228	19.51	30%	3,114
PRCH	SLAB PORCH - COVERED	3681	15x5		75	24.03		1,802



Rogers

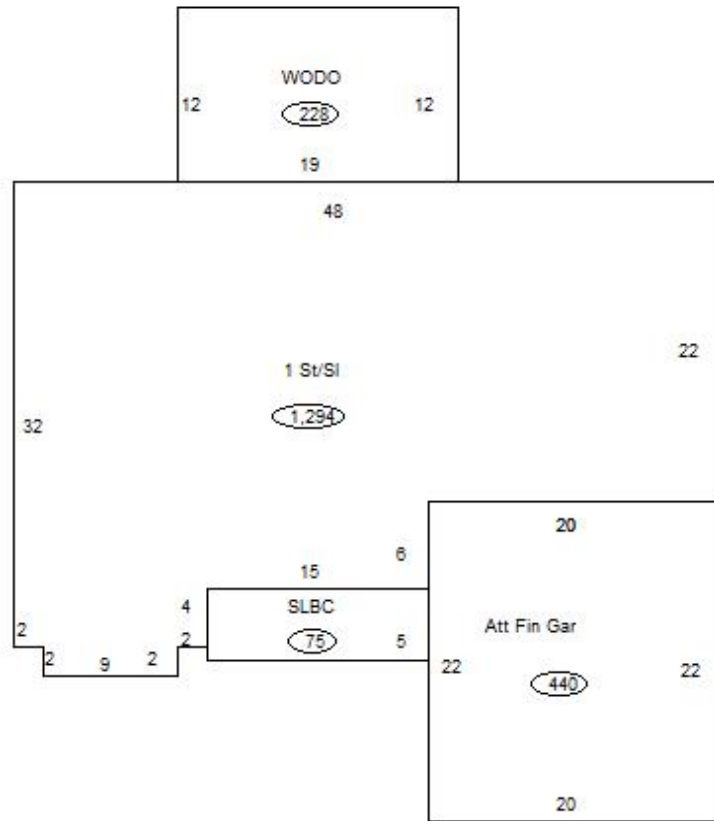
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Sketch Image

660001356



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,294	1.000	1,294
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	WODO		13	WODO	228	1.000	228
4	M	PRCH		13	SLBC	75	1.000	75
Total Building Area						1,294		1,294