



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:54:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001357 Parcel ID 000000-00-0-00501-003-0005 Cadastral ID 02-20-16-03500 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 348913 NASH, SHANE & TERESA TRUSTEES THE SHANE NASH TRUST NO 1 25115 S HACKAMORE RD E CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 25115 S HACKAMORE RD E Subdivision MEADOWRANCH III Lot/Block 0005 / 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																																																																																																																									
Legal Description Lot/Long: 36.24777821 -95.56976707 LOT 5 BLOCK 3 MEADOWRANCH 3					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>6261</td> <td>NEW HOME R2</td> <td>09/2000</td> <td>01/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6261	NEW HOME R2	09/2000	01/2001																																																																																																							
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 Page 2

Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.9262		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	83,905.00 x .99 = 83,288		
Factor Value			
Adjustments	1.3189		
Lot Value	109,849		



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

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,470 / 1,470
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,470
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	2000 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adjusted R	0.8445		
Indicated Value	177,999	121.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	275,050 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.74	Total Misc Impr	+	9,768	
Roofing Adj	+ 4.54	Garage Cost	+	12,507	
Subfloor Adj	+ -1.17	Total RCN	=	204,776	
Heat/Cool Adj	+ 11.47	Depreciation (14%)	-	28,669	
Plumbing Adj	+ 9.57	Lump Sums	+	4,047	
Basement Adj	+ 0.00	RCNLD	=	180,154	
Adj Base Cost	= 124.15	Lot Value	+	109,849	
Total Area	x 1,470	Indicated Value	=	290,003	
Adjusted Cost	= 182,501	Value Per SqFt		197.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,154		
Lot Value	109,849		
Indicated Value	290,003	197.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	290,003	197.28	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
WODO	WOOD DECK - OPEN	3683	24x15		360	16.06	30%	4,047
PRCH	SLAB PORCH - COVERED	3684	16x5		80	24.02		1,922
ODRK	Outdoor Kitchen			1	1	2,750.00		2,750



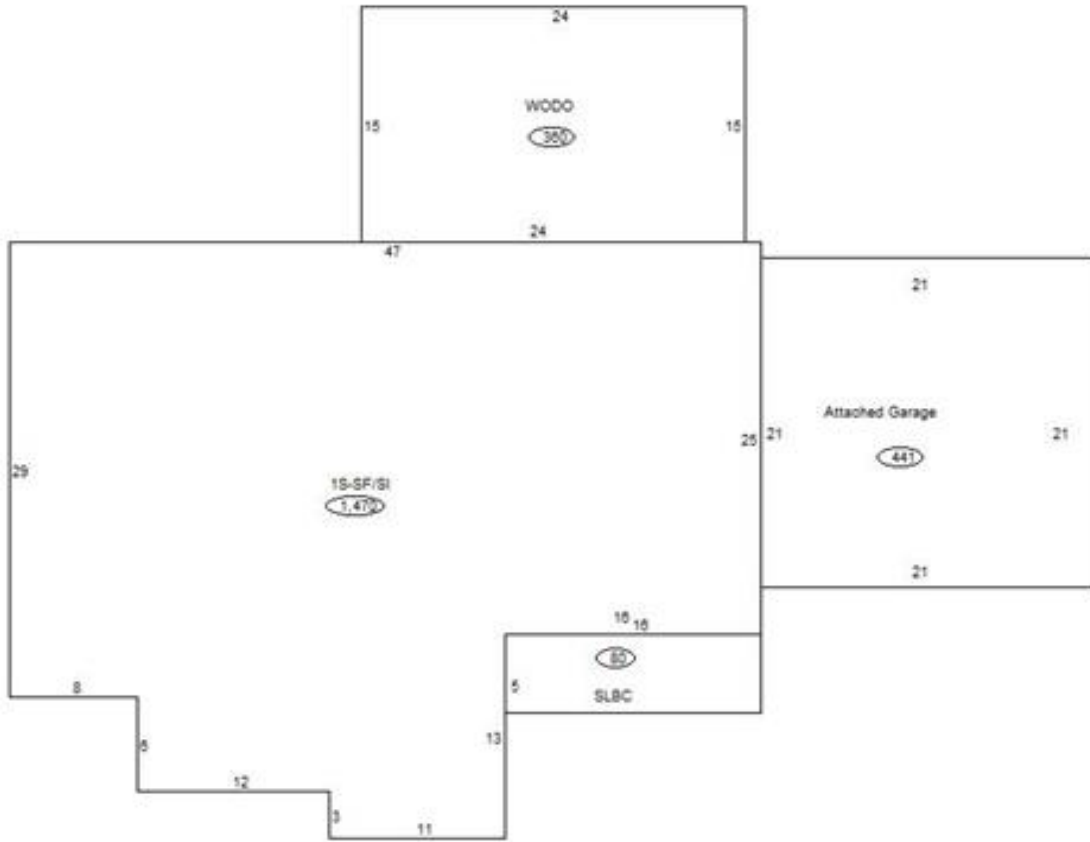
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 Page 3

Sketch Image

660001357



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	441	1.000	441
2	M	WODO		10	WODO	360	1.000	360
3	M	PRCH		10	SLBC	80	1.000	80
4	R	1	Slab	10	1S-SF/SI	1,470	1.000	1,470
Total Building Area						1,470		1,470