



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:49:51
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001362 Parcel ID 000000-00-0-00501-003-0009 Cadastral ID 02-20-16-03540 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 308036 TURNER, GLEN RAY III 25205 S HACKAMORE RD CLAREMORE OK 74019-0000 Parcel Location Situs 25205 S HACKAMORE RD E Subdivision MEADOWRANCH III Lot/Block 0009 / 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: 36.24647877 -95.56976402																																																																																																																									
Building Permits					D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-31\IMG 8/31/2021																																																																																																																				
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.6709		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	72,782.00 x 1.05 = 76,058		
Factor Value			
Adjustments	1.0000		
Lot Value	76,058		



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

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, Vinyl
Base/Total Area	1,369 / 1,369
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,369
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,803	125.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	182,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.40	Total Misc Impr	+ 1,922				
Roofing Adj	+ 4.62	Garage Cost	+ 15,678				
Subfloor Adj	+ -1.21	Total RCN	= 190,861				
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 47,715				
Plumbing Adj	+ 10.28	Lump Sums	+ 3,182				
Basement Adj	+ 0.00	RCNLD	= 146,328				
Adj Base Cost	= 126.56	Lot Value	+ 76,058				
Total Area	x 1,369	Indicated Value	= 222,386				
Adjusted Cost	= 173,261	Value Per SqFt	162.44				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,328		
Lot Value	76,058		
Indicated Value	222,386	162.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,386	162.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3705	16x5		80	24.02		1,922
WODO	WOOD DECK - OPEN	3706	24x10		240	18.94	30%	3,182



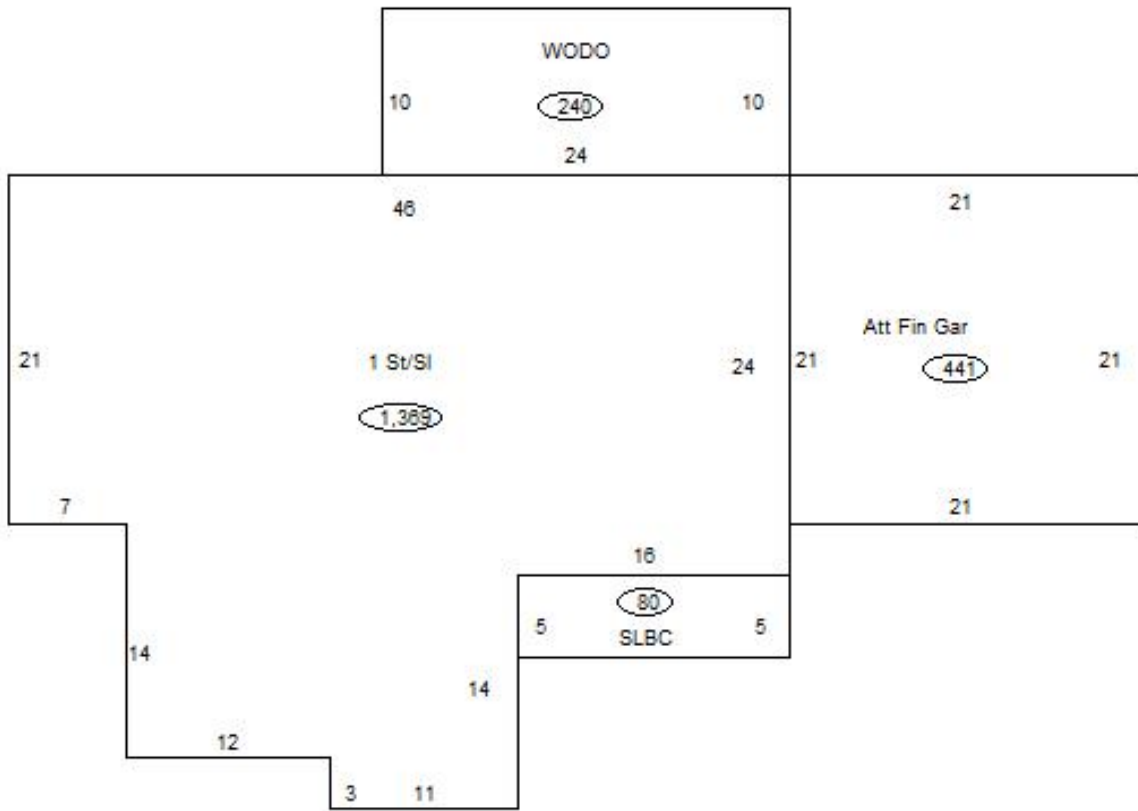
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Sketch Image

660001362



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,369	1.000	1,369
2	G	5	Slab	13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	80	1.000	80
4	M	WODO		13	WODO	240	1.000	240
Total Building Area						1,369		1,369