




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:30:50
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001363 Parcel ID 000000-00-0-00501-003-0013 Cadastral ID 02-20-16-03545 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 330750 THOMPSON, MICHAEL RAY & SHAYLEE RENEE FREEMAN 25285 S HACKAMORE RD E CLAREMORE OK 74019-0000 Parcel Location Situs 25285 S HACKAMORE RD E Subdivision MEADOWRANCH III Lot/Block 0013 / 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					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-31\IMG 8/31/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24503718 -95.57026695																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1098 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,342.00 x 1.24 = 60,172 Factor Value Adjustments 1.0000 Lot Value 60,172		

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	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,366
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,532	124.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	192,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+ 1,684				
Roofing Adj	+ 4.62	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.21	Total RCN	= 195,390				
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 42,986				
Plumbing Adj	+ 14.75	Lump Sums	+ 2,372				
Basement Adj	+ 0.00	RCNLD	= 154,776				
Adj Base Cost	= 131.07	Lot Value	+ 60,172				
Total Area	x 1,366	Indicated Value	= 214,948				
Adjusted Cost	= 179,042	Value Per SqFt	157.36				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,776		
Lot Value	60,172		
Indicated Value	214,948	157.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	214,948	157.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	3709	12x12		144	23.53	30%	2,372
PRCH	SLAB PORCH - COVERED	3710	14x5		70	24.05		1,684

