




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
Account 660001367 Parcel ID 000000-00-0-00501-003-0015 Cadastral ID 02-20-16-03565 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 321387 DUNCAN, DUSTIN & SHAWN 25325 S HACKAMORE RD E CLAREMORE OK 74019-0000 Parcel Location Situs 25325 S HACKAMORE RD E Subdivision MEADOWRANCH III Lot/Block 0015 / 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 Lat/Long: 36.24431234 -95.57027823																																		
LOT 15 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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	No	1,000		2633/62	MAINORD, TROY K II &	05/08/2017	140,000	YES																									
					2459/177	SEC OF HUD	03/06/2015	0	3																									
					2305/497	BOKF NA	02/05/2013	0	1																									
					2260/267	PHILLIPS, DAVID SHANE	07/17/2012	0	10																									
					1930/650	TMX-OK LLC	01/31/2008	115,000	YES																									
					1433/115	WRX JOINT VENTURE	12/26/2002	0	5																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																									
Remove Cap	2018	Land Value	62,019	38,226	11%	4,205	Assessed	20,623	1,712.74																									
Year Frozen	0	Improvements	152,815	149,258		16,418	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	214,834	187,484		20,623	Total Taxable	20,623	1,713.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660001367	DUNCAN, DUSTIN & SHAWN			5	204,170	0	19,642	1,631.00																									
2024	2024-660001367	DUNCAN, DUSTIN & SHAWN			5	214,520	0	18,706	1,561.00																									
2023	2023-660001367	DUNCAN, DUSTIN & SHAWN			5	167,477	0	17,815	1,483.00																									
2022	2022-660001367	DUNCAN, DUSTIN & SHAWN			5	169,162	0	16,967	1,411.00																									
2021	2021-660001367	DUNCAN, DUSTIN & SHAWN			5	146,901	0	16,159	1,371.00																									
2020	2020-660001367	DUNCAN, DUSTIN & SHAWN			5	145,899	0	16,043	1,358.00																									
2019	2019-660001367	DUNCAN, DUSTIN & SHAWN			5	138,903	0	15,279	1,323.00																									
2018	2018-660001367	DUNCAN, DUSTIN & SHAWN			5	142,580	0	15,684	1,360.00																									
2017	2017-660001367	DUNCAN, DUSTIN & SHAWN			5	135,264	1000	13,879	1,132.00																									
2016	2016-660001367	MAINORD, TROY K II &			5	131,759	1000	13,493	1,151.00																									
2015	2015-660001367	MAINORD, TROY K II &			5	128,791	0	14,167	1,197.00																									
2014	2014-660001367	SEC OF HUD			5	129,803	0	14,278	1,225.00																									
2013	2013-660001367	SEC OF HUD			5	124,196	0	13,654	1,189.00																									



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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.175		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	51,184.00 x 1.21 = 62,019		
Factor Value			
Adjustments	1.0000		
Lot Value	62,019		



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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	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	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	173,312	126.88	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	197,700 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	=	189,311	
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	41,648	
Plumbing Adj	+ 10.30	Lump Sums	+	2,372	
Basement Adj	+ 0.00	RCNLD	=	150,035	
Adj Base Cost	= 126.62	Lot Value	+	62,019	
Total Area	x 1,366	Indicated Value	=	212,054	
Adjusted Cost	= 172,963	Value Per SqFt		155.24	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,035		
Lot Value	62,019		
Indicated Value	212,054	155.24	Per SqFt
Agland Value			
Site Improvements	2,780		
Total Value	214,834	157.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	3725	12x12		144	23.53	30%	2,372
PRCH	SLAB PORCH - COVERED	3726	14x5		70	24.05		1,684



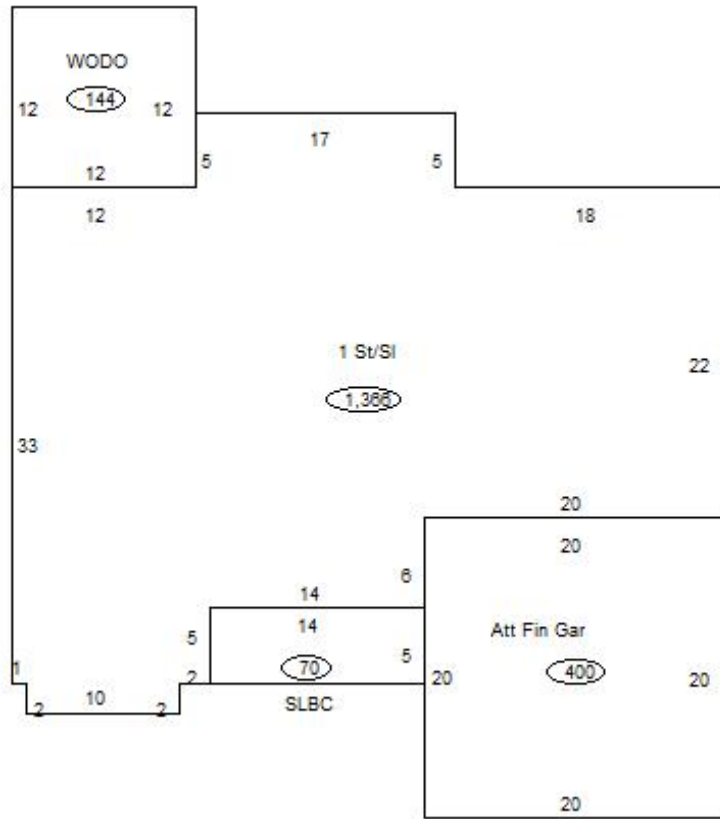
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,366	1.000	1,366
2	G	5	Slab	13	Att Fin Gar	400	1.000	400
3	M	WODO		13	WODO	144	1.000	144
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						1,366		1,366



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x8	Plank	Composition Shingle	128
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (25.65 x 128) 3,283		3,283	1,215	2,068

	PCPT	Carport - Portable	12x20x8	Base	Formed Metal	240
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.43 x 240) 1,063		1,063	351	712