



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:00
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Assessment Data					Primary Image																																																																																																																				
Account 660005776 Parcel ID 000000-00-0-00606-004-0001 Cadastral ID 06-22-16-02520 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 336091 HAMEL, SCOTT M & ANGELA L CO-TRUSTEES HAMEL FAMILY TRUST 13051 S OAK ST CLAREMORE OK 74017-0000					<p>11/08/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG_001! 11/8/2022</p>																																																																																																																				
Parcel Location Situs 13051 S OAK ST Subdivision PONDEROSA Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 22 / 16 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.41941584 -95.64712105					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>R4</td> <td>NEW HOME PER HS</td> <td>01/2004</td> <td>02/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R4	NEW HOME PER HS	01/2004	02/2004																																																																																																							
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size Lot Count Units Buildable 9020 Non-Ag Acres 0.5217 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 22,727.00 x 3.15 = 71,590 Factor Value Adjustments 1.0000 Lot Value 71,590		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,908 / 1,908
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,908
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,703	111.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	31,610		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.80	Total Misc Impr	+ 9,073				
Roofing Adj	+ 4.31	Garage Cost	+ 12,889				
Subfloor Adj	+ -1.12	Total RCN	= 241,077				
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 50,626				
Plumbing Adj	+ 7.38	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 190,451				
Adj Base Cost	= 114.84	Lot Value	+ 71,590				
Total Area	x 1,908	Indicated Value	= 262,041				
Adjusted Cost	= 219,115	Value Per SqFt	137.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,451		
Lot Value	71,590		
Indicated Value	262,041	137.34	Per SqFt
Agland Value			
Site Improvements	2,231		
Total Value	264,272	138.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13675	264		264	23.36		6,167
PATO	SLAB PORCH - OPEN	13677	20x8		160	10.33		1,653
PRCH	SLAB PORCH - COVERED	13678	13x4		52	24.10		1,253



Rogers

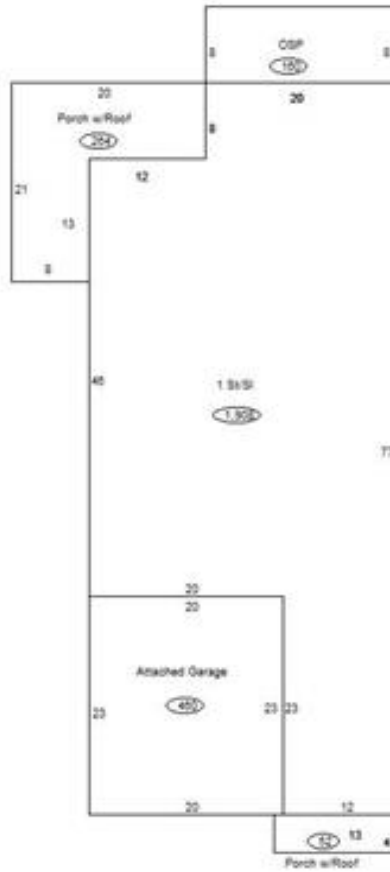
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Sketch Image

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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	1,908	1.000	1,908
2	M	PRCH		13	SLBC	264	1.000	264
3	G	1		13	Attached Garage	460	1.000	460
4	M	PATO		13	Open Slab	160	1.000	160
5	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,908		1,908



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	24x15x0			360	
	Qual	3	Cond	3	Year	Eff Age	1520
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (10.33 x 360)	3,719		3,719	1,488	2,231