



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:16:08
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Assessment Data					Primary Image																																																																																																																				
Account 660006949 Parcel ID 21N15E-08-4-00000-000-0000 Cadastral ID 08-21-15-02500 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 339585 HAWKINS, JOSHUA 20605 S 4090 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20605 S 4090 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 8 / 21 / 15 / 4 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0614\IMG_0032. 6/15/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.31383852 -95.72290222 E2 NE NE SE																																																																																																																									
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	5.0844		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	221,478.00 x .45 = 98,930		
Factor Value			
Adjustments	2.1470		
Lot Value	212,404		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0614\IMG_0032. 6/15/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,354 / 2,354
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,354
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	297,850 126.53 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	217,017
Lot Value	212,404
Indicated Value	429,421 182.42 Per SqFt
Agland Value	
Site Improvements	17,584
Total Value	447,005 189.89 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.58	Total Misc Impr	+ 22,189
Roofing Adj	+ 4.96	Garage Cost	+ 18,753
Subfloor Adj	+ -3.22	Total RCN	= 328,813
Heat/Cool Adj	+ 14.47	Depreciation (34%)	- 111,796
Plumbing Adj	+ 9.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 217,017
Adj Base Cost	= 122.29	Lot Value	+ 212,404
Total Area	x 2,354	Indicated Value	= 429,421
Adjusted Cost	= 287,871	Value Per SqFt	182.42

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	16804	36x8		288	28.51		8,211
PRCH	SLAB PORCH - COVERED	16805	22x12		264	28.59		7,548



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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/SI	2,354	1.000	2,354
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	288	1.000	288
4	M	PRCH		13	SLBC	264	1.000	264
Total Building Area						2,354		2,354



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 900)	28,152		28,152	12,668	15,484
	CP	Carport Dirt	20x30x0			600
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 600)	2,100		2,100		2,100