



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 660016180 Parcel ID 000000-00-0-10460-004-0002 Cadastral ID 17-21-16-02330 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 321704 HAMILTON, JAMES MICHAEL & AMY REBECCA 1303 RUTTER RD CLAREMORE OK 74017-0000 Parcel Location Situs 00901 E PECAN LN Subdivision WALNUT PARK II Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_001: 8/30/2023</p>																																																	
Legal Description Lat/Long: 36.29733480 -95.61856189																																																						
LOT 2 BLOCK 4 WALNUT PARK II					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> </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																																													
					2640/834	CUTSINGER, TIMOTHY L	06/15/2017	63,000	YES																																													
					1008/673	HACKLER, DAVID W &	11/21/1995	38,000	Yes																																													
					758/663			0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2018</td> <td>Land Value 42,746</td> <td>19,313</td> <td>11%</td> <td>2,124</td> <td>Assessed</td> <td>8,998</td> <td>831.69</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 81,169</td> <td>62,487</td> <td> </td> <td>6,874</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 123,915</td> <td>81,800</td> <td> </td> <td>8,998</td> <td>Total Taxable</td> <td>8,998</td> <td>832.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2018	Land Value 42,746	19,313	11%	2,124	Assessed	8,998	831.69	Year Frozen	0	Improvements 81,169	62,487		6,874	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 123,915	81,800		8,998	Total Taxable	8,998	832.00
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660016180	HAMILTON, JAMES MICHAEL &			17	121,067	0	8,569	792.00																																													
2024	2024-660016180	HAMILTON, JAMES MICHAEL &			17	123,229	0	8,162	754.00																																													
2023	2023-660016180	HAMILTON, JAMES MICHAEL &			17	91,611	0	7,773	712.00																																													
2022	2022-660016180	HAMILTON, JAMES MICHAEL &			17	72,353	0	7,403	685.00																																													
2021	2021-660016180	HAMILTON, JAMES MICHAEL &			17	74,943	0	7,051	623.00																																													
2020	2020-660016180	HAMILTON, JAMES MICHAEL &			17	73,775	0	6,715	615.00																																													
2019	2019-660016180	HAMILTON, JAMES MICHAEL &			17	58,137	0	6,395	592.00																																													
2018	2018-660016180	HAMILTON, JAMES MICHAEL &			17	63,127	0	6,944	642.00																																													
2017	2017-660016180	HAMILTON, JAMES MICHAEL &			17	60,015	0	6,602	606.00																																													
2016	2016-660016180	CUTSINGER, TIMOTHY L			17	79,422	0	7,687	722.00																																													
2015	2015-660016180	CUTSINGER, TIMOTHY L			17	77,070	0	7,320	660.00																																													
2014	2014-660016180	CUTSINGER, TIMOTHY L			17	77,721	0	6,972	647.00																																													
2013	2013-660016180	CUTSINGER, TIMOTHY L			17	73,993	0	6,641	608.00																																													



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1784	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,772.00 x 5.50 = 42,746	
Factor Value		
Adjustments	1.0000	
Lot Value	42,746	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,032 / 1,032
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,032
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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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	124,692	120.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	139,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.49	Total Misc Impr	+	2,729			
Roofing Adj	+ 4.37	Garage Cost	+	12,382			
Subfloor Adj	+ 0.00	Total RCN	=	150,313			
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	69,144			
Plumbing Adj	+ 4.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	81,169			
Adj Base Cost	= 131.01	Lot Value	+	42,746			
Total Area	x 1,032	Indicated Value	=	123,915			
Adjusted Cost	= 135,202	Value Per SqFt		120.07			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,169		
Lot Value	42,746		
Indicated Value	123,915	120.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	123,915	120.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38979	10x4		40	21.17		847
PATO	SLAB PORCH - OPEN	38980	20x10		200	9.41		1,882

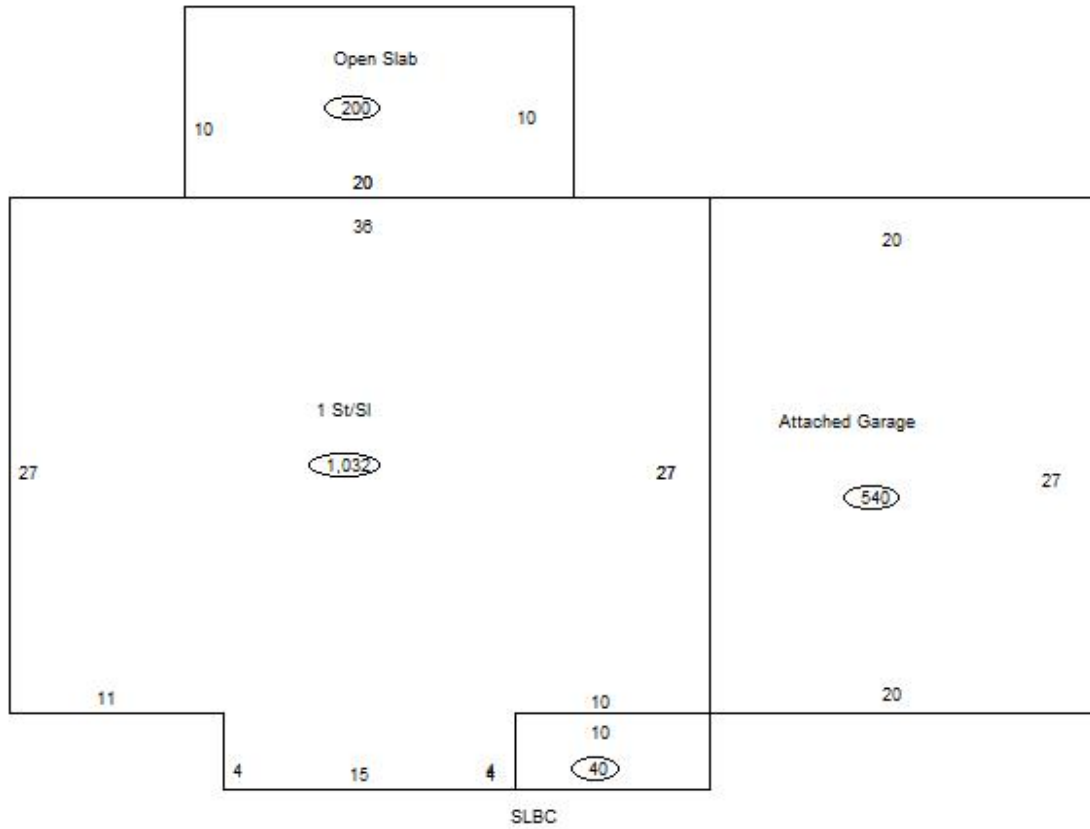


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Sketch Image

660016180



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,032	1.000	1,032
2	G	1		10	Attached Garage	540	1.000	540
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PATO		10	Open Slab	200	1.000	200
Total Building Area						1,032		1,032