



# 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	660016705													
Parcel ID	000000-00-0-10190-001-0025													
Cadastral ID	18-21-16-01930													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	328718													
HAMBY, EARLENE & SAMARA F HAMBY														
726 CHRISTMAS LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00726 CHRISTMAS LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0025 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	18 / 21 / 16 / 5													
Neighborhood	1170 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30492101 -95.63659103														
W2 OF TR 25 BLOCK 1 HOLIDAY HILLS														
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 colspan="5"> </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					
HV	Veteran	Yes	999,999	15,048	/	COOKSEY, EDGAR RAY &	08/21/2019	120,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2020	Land Value	72,573	43,536	11%	4,789	Assessed	15,048	1,390.89					
Year Frozen	2005	Improvements	93,447	93,266		10,259	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	15,048	-1,391.00					
TIF Project ID	0	Total Value	166,020	136,802		15,048	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016705	HAMBY, EARLENE &	17	163,123	14610		.00							
2024	2024-660016705	HAMBY, EARLENE &	17	165,779	14184		.00							
2023	2023-660016705	HAMBY, EARLENE &	17	136,554	13772		.00							
2022	2022-660016705	HAMBY, EARLENE &	17	121,549	13370		.00							
2021	2021-660016705	HAMBY, EARLENE	17	127,780	13706		.00							
2020	2020-660016705	HAMBY, EARLENE	17	120,969	13307		.00							
2019	2019-660016705	HAMBY, EARLENE	17	104,463	1000	4,266	395.00							
2018	2018-660016705	COOKSEY, EDGAR RAY &	17	110,282	1000	4,266	394.00							
2017	2017-660016705	COOKSEY, EDGAR RAY &	17	109,470	1000	4,266	392.00							
2016	2016-660016705	COOKSEY, EDGAR RAY &	17	106,904	1000	4,265	400.00							
2015	2015-660016705	COOKSEY, EDGAR RAY &	17	107,908	1000	4,266	385.00							
2014	2014-660016705	COOKSEY, EDGAR RAY &	17	108,722	1000	4,266	396.00							
2013	2013-660016705	COOKSEY, EDGAR RAY	17	103,211	1000	4,266	390.00							



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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1792		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	51,365.00 x 1.41 = 72,573		
Factor Value			
Adjustments	1.0000		
Lot Value	72,573		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-6\IMG\_0031. 9/6/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,477 / 1,477
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	551 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,342	103.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	201,980		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.04	Total Misc Impr	+ 605				
Roofing Adj	+ 4.43	Garage Cost	+ 14,805				
Subfloor Adj	+ 1.17	Total RCN	= 198,824				
Heat/Cool Adj	+ 11.47	Depreciation ( 53%)	- 105,377				
Plumbing Adj	+ 7.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 93,447				
Adj Base Cost	= 124.18	Lot Value	+ 72,573				
Total Area	x 1,477	Indicated Value	= 166,020				
Adjusted Cost	= 183,414	Value Per SqFt	112.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,447		
Lot Value	72,573		
Indicated Value	166,020	112.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	166,020	112.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	40058	5x5		25	24.19		605



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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	Crawl	10	1 St/Cr	1,477	1.000	1,477
2	G	1		10	Attached Garage	551	1.000	551
3	M	PRCH		10	SLBC	25	1.000	25
<b>Total Building Area</b>						<b>1,477</b>		<b>1,477</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					