



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:33:34  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018747 <b>Parcel ID</b> 000000-00-0-00180-001-0004 <b>Cadastral ID</b> 21-21-16-01930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 264857 HAMMER, JOHN ALAN & CARLA ANN REVOCABLE TRUST  22977 S 4150 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22977 S 4150 RD <b>Subdivision</b> CONCORD WOODS AMD 2 <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 21 / 21 / 16 / 5 <b>Neighborhood</b> 1208 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (275)\IMG_0012.JPG 9/29/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.27961858 -95.61456576 LOT 4 BLOCK 1 CONCORD WOODS AMD 2																																																																																																																									
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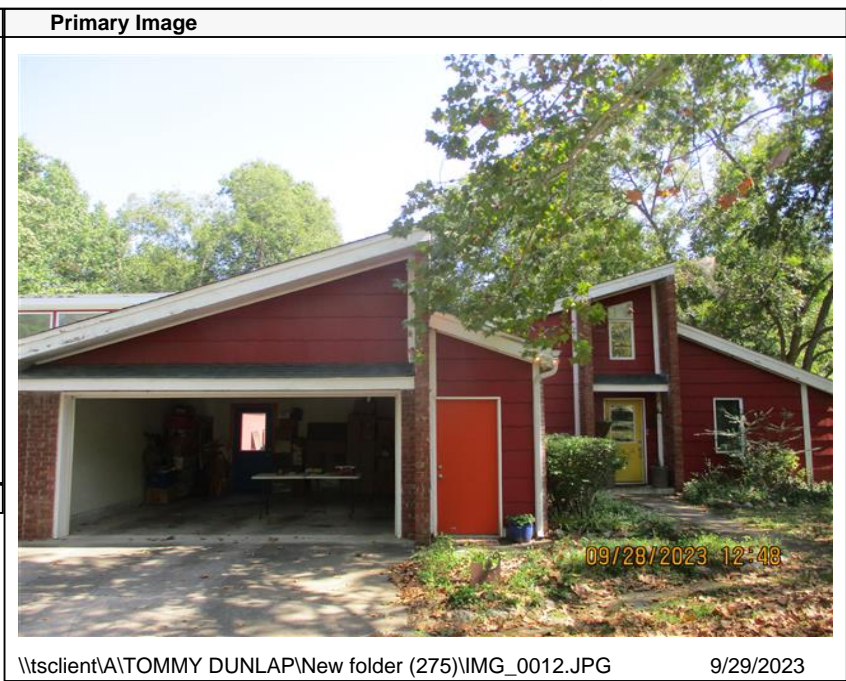
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Date 04/17/2026  
 Time 00:33:34  
 Page 2

Lot Data		Lot - NBHD 1208 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2457		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	SIZE		0
Method	Lot		
Base Lot Value	54,264.00 x .72 = 39,130		
Factor Value			
Adjustments	1.0000		
Lot Value	39,130		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,136 / 2,136
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,136
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	288,324	134.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	282,790 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	97.01	Total Misc Impr	+	1,575	
Roofing Adj	+ 4.41	Garage Cost	+	16,627	
Subfloor Adj	+ -2.10	Total RCN	=	272,856	
Heat/Cool Adj	+ 12.64	Depreciation ( 36%)	-	98,228	
Plumbing Adj	+ 7.26	Lump Sums	+	5,715	
Basement Adj	+ 0.00	RCNLD	=	180,343	
Adj Base Cost	= 119.22	Lot Value	+	39,130	
Total Area	x 2,136	Indicated Value	=	219,473	
Adjusted Cost	= 254,654	Value Per SqFt		102.75	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,343		
Lot Value	39,130		
Indicated Value	219,473	102.75	Per SqFt
Agland Value			
Site Improvements	49,207		
Total Value	268,680	125.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	45555	6x2		12	26.89		323
WODO	WOOD DECK - OPEN	45556	34x11		374	16.98	10%	5,715
PATO	SLAB PORCH - OPEN	45557	11x10		110	11.38		1,252



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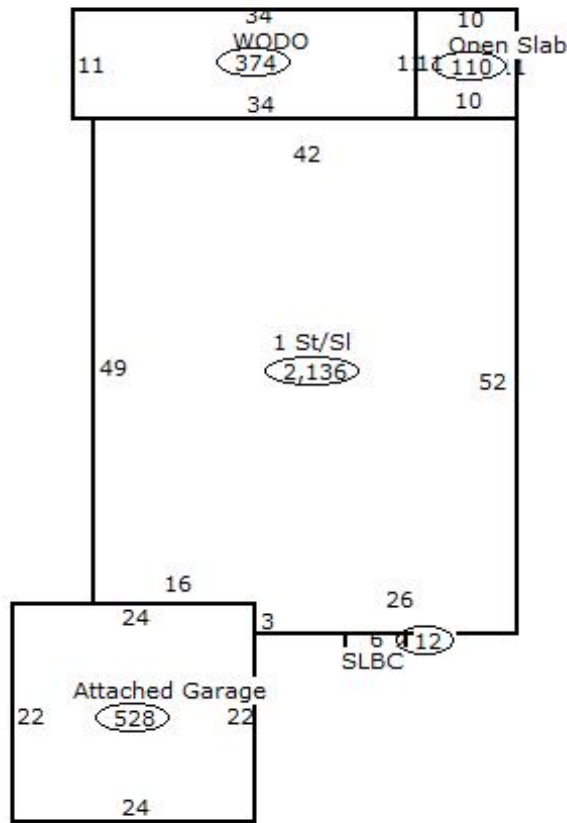
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 Page 3

Sketch Image

660018747



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	2,136	1.000	2,136
2	G	1		20	Attached Garage	528	1.000	528
3	M	PRCH		20	SLBC	12	1.000	12
4	M	WODO		20	WODO	374	1.000	374
5	M	PATO		20	Open Slab	110	1.000	110
<b>Total Building Area</b>						<b>2,136</b>		<b>2,136</b>



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 Page 4

660018747

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	12x24x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 288)		841		841	126	715
	GRDT	GARAGE - DETACHED	0x0x0			1,872	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (27.24 x 1,872)		50,993		50,993	7,649	43,344
	WODO	WOOD DECK - OPEN	40x10x0			400	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (15.14 x 400)		6,056		6,056	908	5,148
	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 )						