



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:06:09
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Assessment Data					Primary Image																																																																																																																				
Account 660026041 Parcel ID 22N17E-30-1-00000-000-0000 Cadastral ID 30-22-17-01600 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 35744 HAMMER, FRANK RICHARD MIKE & ALICE KAY CO TRUSTEES 16404 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16404 E 450 RD Subdivision Lot/Block / Parcel Size 5.55 - Acres Sec/Twn/Rng 30 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36393195 -95.53449826 W 22' N 857.55' NW NW NE & N 1043.55' E 208.71' E2 NE NW																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	5.55				
Non-Ag Acres	5.0944				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	221,912.00 x .35 = 77,258				
Factor Value					
Adjustments	1.0000				
Lot Value	77,258				
Residential Data				\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/4/2020	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% 1 1/2 Story Finished			Multiple Regression	
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	2,184 / 2,328			Adusted R 0.8445	
Style	100% 1 1/2 Story Finished			Indicated Value 189,444 81.38 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model 1 Res	
Area on Slab	0			Adjustment Model A2 AO Test	
Fixture/RghIn	7 /			Comparables	
Bed/F/H Bath	3 / 1.5 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 115,493	
Year/Eff Age	1958 / 51			Lot Value 77,258	
Cost Approach		Manual : 01/2025			
Base Cost	85.27	Total Misc Impr	+	5,615	
Roofing Adj	+ 4.11	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	253,268	
Heat/Cool Adj	+ 12.64	Depreciation (56%)	-	141,830	
Plumbing Adj	+ 4.36	Lump Sums	+	4,055	
Basement Adj	+ 0.00	RCNLD	=	115,493	
Adj Base Cost	= 106.38	Lot Value	+	77,258	
Total Area	x 2,328	Indicated Value	=	192,751	
Adjusted Cost	= 247,653	Value Per SqFt		82.80	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
WODO	WOOD DECK - OPEN	63647	24x12		288	17.60	20%	4,055



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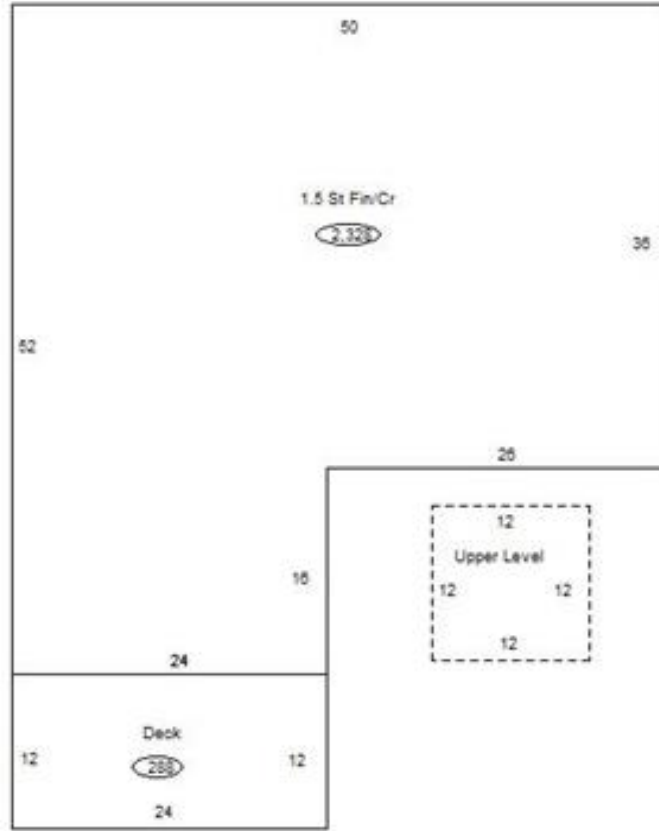
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,184	1.066	2,328
2	M	WODO		13	WODO	288	1.000	288
3	U	^UL		13	Upper Level	144	1.000	144
Total Building Area						2,184		2,328



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		24x40x8	Dirt	Formed Metal	960
	Qual 3	Cond 3	Year 1950	Eff Age 57		
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
	Base Cost (21.86 x 960)	20,986		20,986	16,159	4,827
	BNGP BARN		40x26x10	Dirt	Formed Metal	1,040
	Qual 3	Cond 3	Year 1950	Eff Age 57		
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
	Base Cost (22.42 x 1,040)	23,317		23,317	17,954	5,363