



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:12:30
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Assessment Data					Primary Image																																																																																																																				
Account 660030690 Parcel ID 000000-00-0-00819-008-0014 Cadastral ID 35-21-16-02815 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 328365 HAMMERLEIN, MATISEN & JACOB 24102 S 4178 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24102 S 4178 RD Subdivision TIAWAH TOWN Lot/Block 0014 / 0008 Parcel Size 3 - Lots Sec/Twn/Rng 35 / 21 / 16 / 5 Neighborhood 1220 - R-V04-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1220 #1	
Lot Size			
Lot Count			
Units Buildable	3		
Non-Ag Acres	0.5767		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	25,123.00 x .30 = 7,537		
Factor Value			
Adjustments	1.0000		
Lot Value	7,537		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	960
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1940 / 43

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	41,759 43.50 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	60,966
Lot Value	7,537
Indicated Value	68,503 71.36 Per SqFt
Agland Value	
Site Improvements	
Total Value	68,503 71.36 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.31	Total Misc Impr	+ 6,383
Roofing Adj	+ 4.28	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 129,714
Heat/Cool Adj	+ 10.30	Depreciation (53%)	- 68,748
Plumbing Adj	+ 16.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,966
Adj Base Cost	= 128.47	Lot Value	+ 7,537
Total Area	x 960	Indicated Value	= 68,503
Adjusted Cost	= 123,331	Value Per SqFt	71.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72792	17x11		187	20.71		3,873
PRCH	SLAB PORCH - COVERED	72793	15x8		120	20.92		2,510



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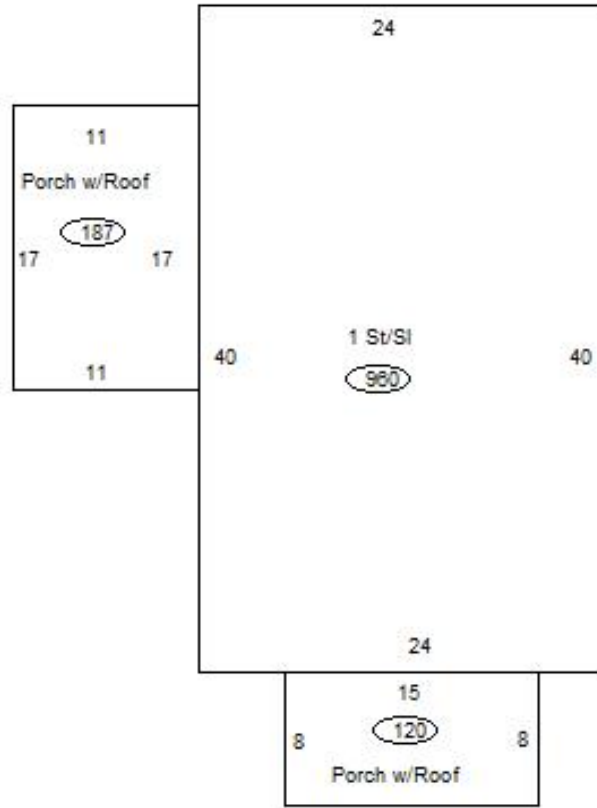
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Sketch Image

660030690



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	960	1.000	960
2	M	PRCH		13	SLBC	187	1.000	187
3	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						960		960



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Outbuildings/Site Improvements

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