



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:02:47
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660091358 Parcel ID 000000-00-0-00745-001-0007 Cadastral ID 13-21-15-04760 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 342346 HAMBY, DONALD DARNELL & TIFFANY 21054 S ANDREAS RD CLAREMORE OK 74019-0000 Parcel Location Situs 21054 S ANDREA'S RD Subdivision SHILOH ESTATES III Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0805\IMG_0010. 8/5/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.30663376 -95.66589008 LOT 7 BLOCK 1 SHILOH ESTATES III.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5052		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	22,008.00 x 1.45 = 31,912		
Factor Value			
Adjustments	1.0000		
Lot Value	31,912		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,488 / 1,488
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,488
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	198,248	133.23	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	185,650 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.01	Total Misc Impr	+ 6,096				
Roofing Adj	+ 4.52	Garage Cost	+ 12,487				
Subfloor Adj	+ -1.16	Total RCN	= 203,556				
Heat/Cool Adj	+ 11.47	Depreciation (0%)	- 0				
Plumbing Adj	+ 9.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 203,556				
Adj Base Cost	= 124.31	Lot Value	+ 31,912				
Total Area	x 1,488	Indicated Value	= 235,468				
Adjusted Cost	= 184,973	Value Per SqFt	158.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	203,556		
Lot Value	31,912		
Indicated Value	235,468	158.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,468	158.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117289	12x8		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	117290	20x8		160	23.72		3,795



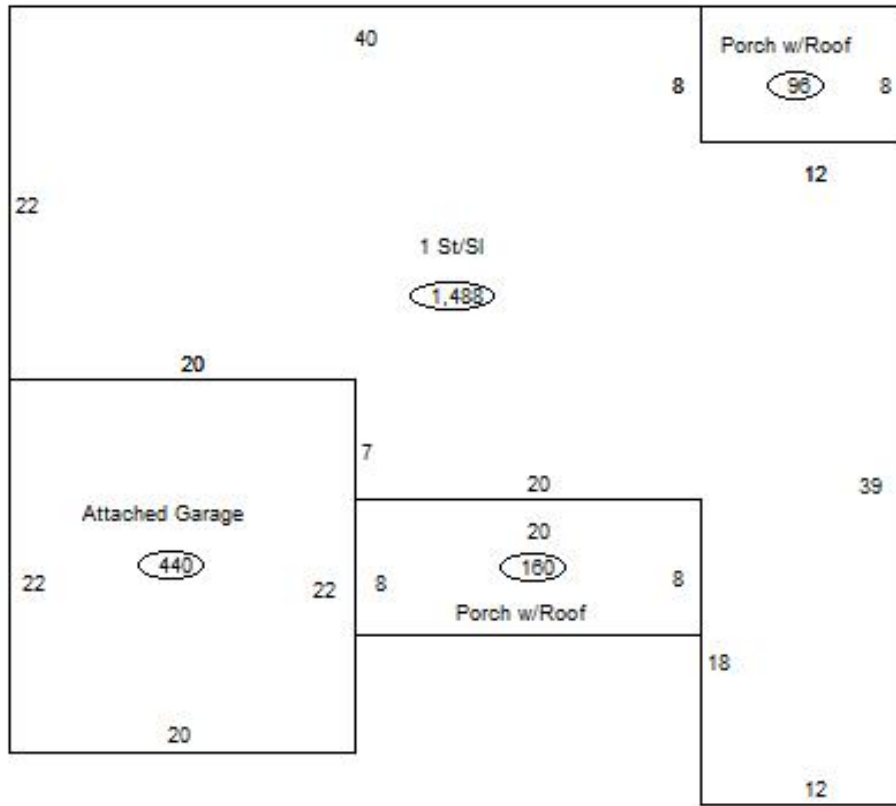
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Sketch Image

660091358



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,488	1.000	1,488
2	M	PRCH		13	SLBC	96	1.000	96
3	M	PRCH		13	SLBC	160	1.000	160
4	G	1		13	Attached Garage	440	1.000	440
Total Building Area						1,488		1,488