



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 660093368 Parcel ID 000000-00-0-00331-002-0002 Cadastral ID 36-21-14-02370 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 310894 HAMAR, KENNETH BRANNON & JODI 18470 E CROOKED OAK DR OWASSO OK 74055-5053 Parcel Location Situs 18470 E CROOKED OAK DR Subdivision GREYSTONE I AT STONE CANYON Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25109050 -95.76754934										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>R18 000041</td> <td>R19- NEW 28X28 DTCH ACC BLDG</td> <td>02/2018</td> <td>07/2018</td> <td>20,000</td> </tr> <tr> <td>WP2014 03 22R15</td> <td>NEW POOL WITH HEAT</td> <td>03/2014</td> <td>07/2014</td> <td>52,000</td> </tr> <tr> <td>R2014 01 19</td> <td>R15-NEW 4579 SQ FT SFR</td> <td>01/2014</td> <td>07/2014</td> <td>489,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000041	R19- NEW 28X28 DTCH ACC BLDG	02/2018	07/2018	20,000	WP2014 03 22R15	NEW POOL WITH HEAT	03/2014	07/2014	52,000	R2014 01 19	R15-NEW 4579 SQ FT SFR	01/2014	07/2014	489,000																																																																																							
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1891	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	51,798.00 x 3.88 = 201,135	
Factor Value		
Adjustments	1.1612	
Lot Value	233,556	



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-20\ 6/20/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,145 / 4,568
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,145
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.5 /
Basement Area	
Garage Type	1,068 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	751,071	164.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	920,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.43	Total Misc Impr	+	17,427			
Roofing Adj	+ 3.86	Garage Cost	+	48,509			
Subfloor Adj	+ -2.98	Total RCN	=	618,710			
Heat/Cool Adj	+ 16.31	Depreciation (9%)	-	55,684			
Plumbing Adj	+ 7.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	563,026			
Adj Base Cost	= 121.01	Lot Value	+	233,556			
Total Area	x 4,568	Indicated Value	=	796,582			
Adjusted Cost	= 552,774	Value Per SqFt		174.38			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	563,026		
Lot Value	233,556		
Indicated Value	796,582	174.38	Per SqFt
Agland Value			
Site Improvements	50,270		
Total Value	846,852	185.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	122099	5x5		25	33.11		828
PRCH	SLAB PORCH - COVERED	122100	8x8		64	32.99		2,111



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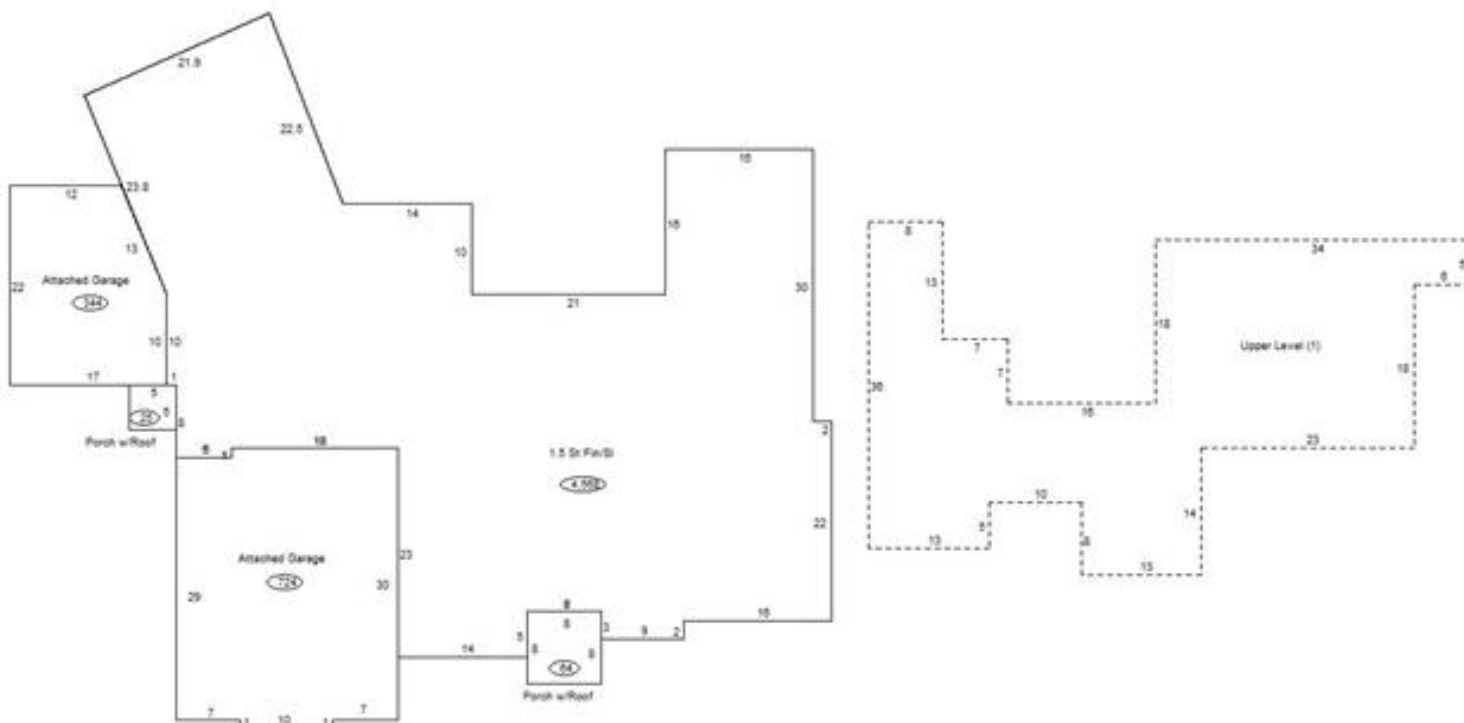
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Sketch Image

660093368



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,145	1.452	4,568
2	U	^UL		13	Upper Level (1)	1,423	1.000	1,423
3	G	1		13	Attached Garage	724	1.000	724
4	G	1		13	Attached Garage	344	1.000	344
5	M	PRCH		13	SLBC	25	1.000	25
6	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						3,145		4,568



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	28x28x0			784
	Qual	4	Cond 4	Year 2018	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (9% Phys/ % Func)
Base Cost (37.96 x 784)		29,761		29,761	2,678	27,083
	PRCH	SLAB PORCH - COVERED	28x10x0			280
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (33% Phys/ % Func)
Base Cost (26.05 x 280)		7,294		7,294	2,407	4,887
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2015	Eff Age 7	
	Valuation Summary		Modifier Total		RCN	Depr (39% Phys/ % Func)
Base Cost (30,000.00 x 1)		30,000		30,000	11,700	18,300