




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:00:00
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Assessment Data					Primary Image				
Account	660097763				 <p>660097763_001.JPG 6/24/2024</p>				
Parcel ID	21N15E-18-1-00000-000-0000								
Cadastral ID	18-21-15-00135								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	331278								
HAWKINS, ALLEN & CHERYL									
21344 S 4080 ROAD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21344 S 4080 RD								
Subdivision									
Lot/Block	/	Parcel Size	7.75 - Acres						
Sec/Twn/Rng	18 / 21 / 15 / 1								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.30181987 -95.74164071									
TR DESC 2020-011036 AS COMM SE/C NE; S88.0132E 471.16' TO POB; S88.0132W 187.99'; N00.5848W 730'; N88.0132E 200'; N62.2355E 131 67'; N00.5848W 200'; N88.0214E 341.42'; S00.5849E 360'; S88.0132W 211'; S28.1935W 531.41'; S00.5848E 168' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 377	R23 NEW SFR 6602 SQ FT	09/2022	06/2024	640,000					
R22 046	R23 NEW POOL	07/2022	06/2024	70,000					
R20	R23- POSS NEW CONST	09/2020	06/2024						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BLACKSHARE, DEREK T	03/19/2020	340,000	11					
/	21344 S 4080 LLC	03/19/2020	0	4					
/	BLACKSHARE, DEREK T &	11/04/2019	0	4					
2463/885	RABURN, MICHAEL LEE &	03/31/2015	275,000	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2021	Land Value	116,668	116,668	11%	12,833	Assessed	77,918 8,457.06	
Year Frozen	0	Improvements	591,680	591,680		65,085	Penalty	0	
Uncapped Value	591,680	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	708,348	708,348		77,918	Total Taxable	76,918 8,360.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660097763	HAWKINS, ALLEN & CHERYL	7	583,603	1000	11,797	1,291.00		
2024	2024-660097763	HAWKINS, ALLEN & CHERYL	7	116,668	0	12,424	1,371.00		
2023	2023-660097763	HAWKINS, ALLEN & CHERYL	7	107,566	0	11,832	1,278.00		
2022	2022-660097763	HAWKINS, ALLEN & CHERYL	7	107,500	0	11,825	1,327.00		
2021	2021-660097763	HAWKINS, ALLEN & CHERYL	7	107,500	0	11,825	1,313.00		
2020	2020-660097763	HAWKINS, ALLEN & CHERYL	7	107,500	0	11,825	1,311.00		
2019	2019-660097763	BLACKSHARE, DEREK T &	7	209,550	0	23,051	2,557.00		
2018	2018-660097763	BLACKSHARE, DEREK T &	7	209,550	0	23,051	2,475.00		
2017	2017-660097763	BLACKSHARE, DEREK T &	7	209,550	0	23,051	2,497.00		
2016	2016-660097763	BLACKSHARE, DEREK T &	7	209,550	0	23,051	2,499.00		
2015	2015-660097763	BLACKSHARE, DEREK T &	7	3,349	0	368	40.00		



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Lot Data		Square-Foot - NBHD 6110 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	7.7611		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	338,072.00 x .35 = 116,668		
Factor Value			
Adjustments	1.0000		
Lot Value	116,668		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,832 / 3,378
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,832
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	3,187 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	93.68	Total Misc Impr	+ 25,975
Roofing Adj	+ 5.61	Garage Cost	+ 181,372
Subfloor Adj	+ -3.67	Total RCN	= 603,755
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 12,075
Plumbing Adj	+ 5.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 591,680
Adj Base Cost	= 117.35	Lot Value	+ 116,668
Total Area	x 3,378	Indicated Value	= 708,348
Adjusted Cost	= 396,408	Value Per SqFt	209.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	591,680		
Lot Value	116,668		
Indicated Value	708,348	209.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	708,348	209.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160392	33x12		396	31.64		12,529
PRCH	Porch	160393	192		192	32.30		6,202
FPR1	Fireplace - Residential 1 Story		1	2024	1	7,243.87		7,244
SHLT	STORM SHELTER (AG)		1	2024	1	0.00		

