



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:47:48  
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Assessment Data				Primary Image					
Account	660106399								
Parcel ID	21N16E-2000-011-0-000-00								
Cadastral ID	24-21-16-00411								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	340296								
HAWKINS, KORD									
22437 S 4180 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	22437 S 4180 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.33 - Acres						
Sec/Twn/Rng	24 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.28647301 -95.55991684				Building Permits					
TR 2021-019362 DESC COMM NW/C SEC; S01.3021E 2200.15' TO POB; N88.2235E 660.13'; S01.3021E 220.30'; S88.2218W 660.13'; N01.3021W 220.15' TO POB.				Number	Description	Opened	Closed	Amount	
				R22 121	R23 NEW SFR 2360 SQ FT	03/2022	11/2022	320,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HAWKINS, JAMES R	11/29/2022	400,000	YES
					/	THE RESERVE AT JUSTUS LLC	03/28/2022	75,000	YES
					/	SPURLOCK, JACK NELSON & KAREN-	08/02/2021	803,000	WG
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2023	Land Value	97,498	97,498	11%	10,725	Assessed	46,174	3,834.75
Year Frozen		Improvements	322,267	322,267		35,449	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	419,765	419,765		46,174	Total Taxable	46,174	3,835.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106399	HAWKINS, KORD			5	488,752	0	48,510	4,029.00
2024	2024-660106399	HAWKINS, KORD			5	517,567	0	46,200	3,855.00
2023	2023-660106399	HAWKINS, KORD			5	400,000	0	44,000	3,664.00
2022	2022-660106399	HAWKINS, JAMES R			5	710	0	78	6.00



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Lot Data		Square-Foot - NBHD 2116 #1
Lot Size	0	0
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	145,215.00 x .48 = 69,118	
Factor Value		
Adjustments	1.4106	
Lot Value	97,498	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,209 / 2,209
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,209
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	728 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	343,100	155.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.36	Total Misc Impr	+ 5,278
Roofing Adj	+ 5.26	Garage Cost	+ 33,954
Subfloor Adj	+ -3.40	Total RCN	= 332,234
Heat/Cool Adj	+ 14.47	Depreciation ( 3%)	- 9,967
Plumbing Adj	+ 5.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 322,267
Adj Base Cost	= 132.64	Lot Value	+ 97,498
Total Area	x 2,209	Indicated Value	= 419,765
Adjusted Cost	= 293,002	Value Per SqFt	190.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,267		
Lot Value	97,498		
Indicated Value	419,765	190.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	419,765	190.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155783	6x3		18	29.47		530
PRCH	Slab Porch - Covered	155784	164		164	28.95		4,748



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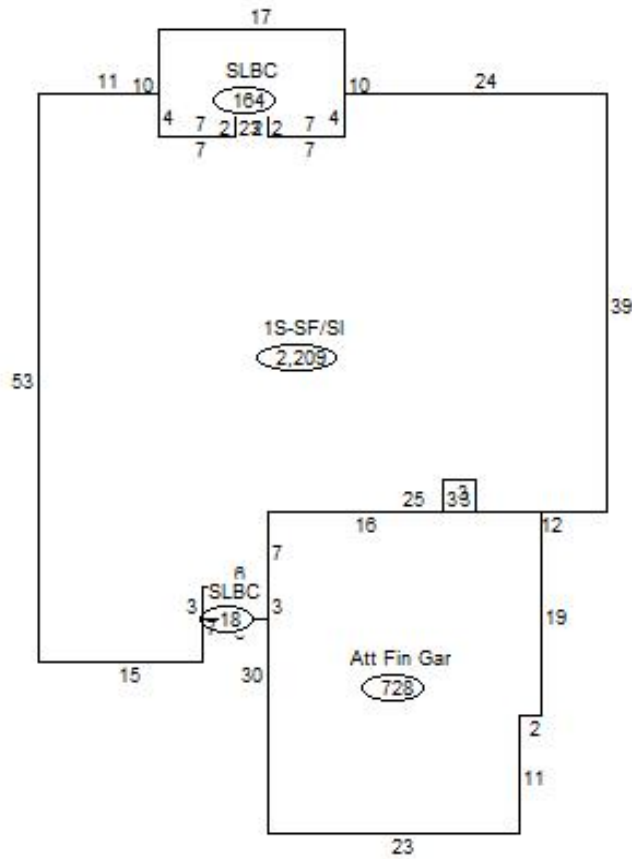
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Sketch Image

660106399



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,209	1.000	2,209
2	G	5		20	Att Fin Gar	728	1.000	728
3	M	PRCH		20	SLBC	18	1.000	18
4	M	PRCH		20	SLBC	164	1.000	164
<b>Total Building Area</b>						<b>2,209</b>		<b>2,209</b>