



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:43:52
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Assessment Data					Primary Image																																																																																																																				
Account 660001283 Parcel ID 000000-00-0-00498-001-0011 Cadastral ID 02-20-16-02800 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 339972 SPENCER, CHARLES M JR & LORI N 25012 S HACKAMORE RD W CLAREMORE OK 74019-0000 Parcel Location Situs 25012 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24912811 -95.57763914 LOT 11 BLOCK 1 MEADOWRANCH 2 AMD																																																																																																																									
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9773		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,570.00 x 1.31 = 55,767		
Factor Value			
Adjustments	1.0000		
Lot Value	55,767		



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG_ 9/7/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,832 / 1,832
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,832
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	201,213	109.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	202,790		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.70	Total Misc Impr	+ 6,797
Roofing Adj	+ 4.35	Garage Cost	+ 16,646
Subfloor Adj	+ -1.14	Total RCN	= 241,579
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 65,226
Plumbing Adj	+ 7.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 176,353
Adj Base Cost	= 119.07	Lot Value	+ 55,767
Total Area	x 1,832	Indicated Value	= 232,120
Adjusted Cost	= 218,136	Value Per SqFt	126.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,353		
Lot Value	55,767		
Indicated Value	232,120	126.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	232,120	126.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3437	116		116	23.89		2,771
PRCH	SLAB PORCH - COVERED	3438	17x10		170	23.68		4,026



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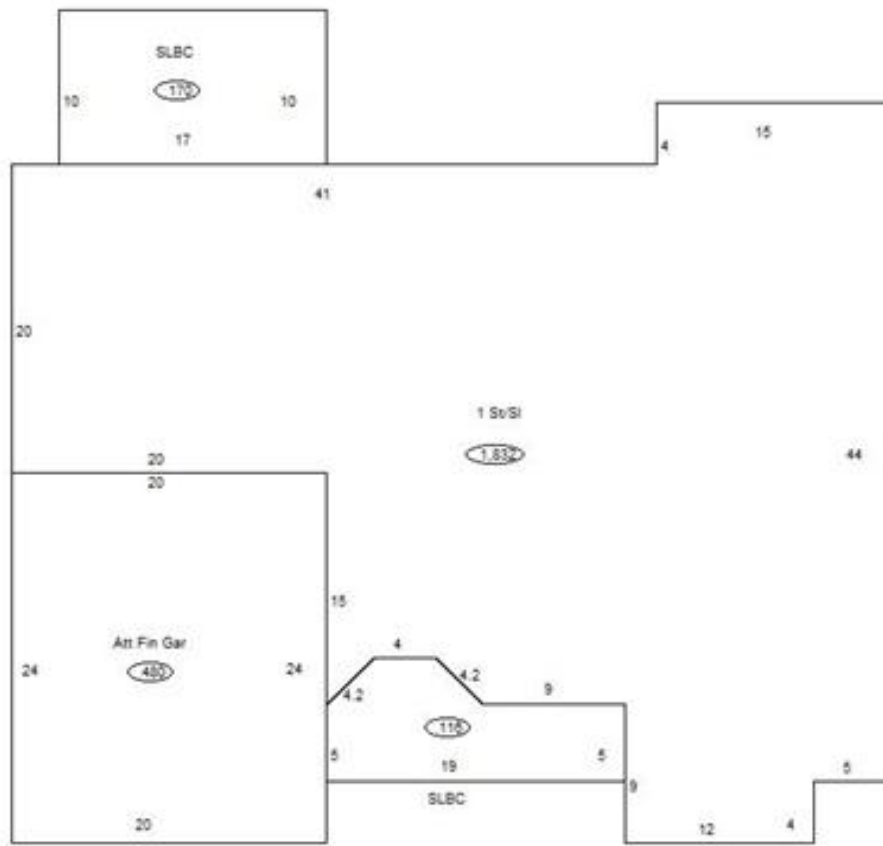
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Sketch Image

660001283



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,832	1.000	1,832
2	G	5	Slab	10	Att Fin Gar	480	1.000	480
3	M	PRCH		10	SLBC	116	1.000	116
4	M	PRCH		10	SLBC	170	1.000	170
Total Building Area						1,832		1,832