



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:16:19
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Assessment Data					Primary Image																																																																																																																				
Account 660001285 Parcel ID 000000-00-0-00498-001-0013 Cadastral ID 02-20-16-02820 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 347961 WAIBEL, ROBERT & APRIL 25072 S HACKAMORE RD W CLAREMORE OK 74019-0000 Parcel Location Situs 25072 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0013 / 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					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG_ 9/7/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24830783 -95.57788131 LOT 13 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	1.0328		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,987.00 x 1.29 = 57,991		
Factor Value			
Adjustments	1.0000		
Lot Value	57,991		



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	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,637 / 1,637
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,637
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
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	183,929	112.36	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	212,450 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.42	Total Misc Impr	+ 10,495				
Roofing Adj	+ 4.44	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.15	Total RCN	= 226,150				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 61,061				
Plumbing Adj	+ 8.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 165,089				
Adj Base Cost	= 122.78	Lot Value	+ 57,991				
Total Area	x 1,637	Indicated Value	= 223,080				
Adjusted Cost	= 200,991	Value Per SqFt	136.27				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,089		
Lot Value	57,991		
Indicated Value	223,080	136.27	Per SqFt
Agland Value			
Site Improvements	1,828		
Total Value	224,908	137.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	3447		6x6	36	24.16		870
PRCH	SLAB PORCH - COVERED	3448		16x12	192	23.59		4,529



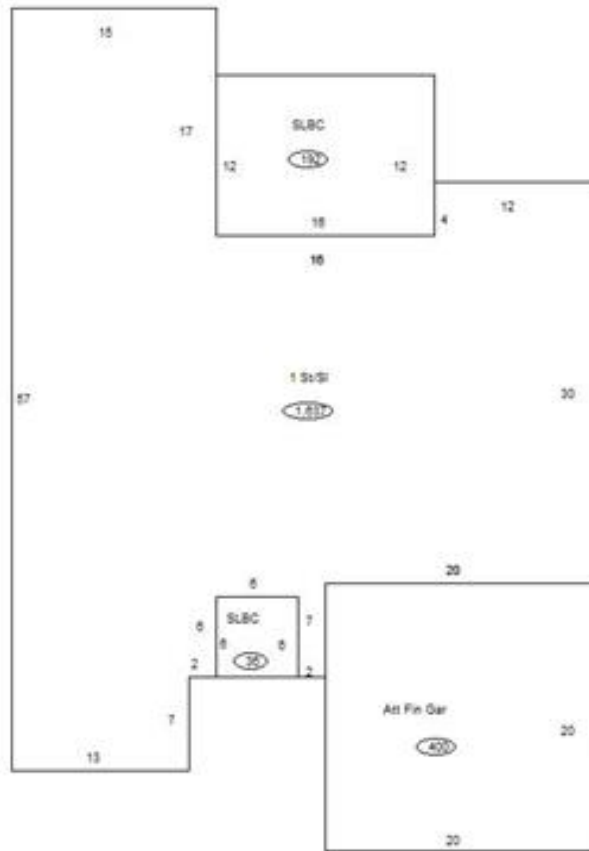
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,637	1.000	1,637
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,637		1,637



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	3	Cond	3	Year	2019
				Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80)	2,374		2,374	546
				1,828