



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:13:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001287 Parcel ID 000000-00-0-00498-001-0015 Cadastral ID 02-20-16-02840 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 292591 MSJV-OK LLC 115 N CHEROKEE CLAREMORE OK 74017-0000 Parcel Location Situs 25112 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0015 / 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: 36.24772052 -95.57785490										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>4892</td> <td>NEW HOME</td> <td>03/1998</td> <td>01/1999</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4892	NEW HOME	03/1998	01/1999																																																																																																		
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 Time 15:13:30
 Page 2

Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8891		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	38,729.00 x 1.31 = 50,735		
Factor Value			
Adjustments	1.0000		
Lot Value	50,735		



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% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,358 / 2,062
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,358
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	441 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	211,837	102.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	247,650		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	81.89	Total Misc Impr	+	6,963			
Roofing Adj	+ 2.99	Garage Cost	+	15,678			
Subfloor Adj	+ -0.78	Total RCN	=	237,419			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	64,103			
Plumbing Adj	+ 8.59	Lump Sums	+	1,328			
Basement Adj	+ 0.00	RCNLD	=	174,644			
Adj Base Cost	= 104.16	Lot Value	+	50,735			
Total Area	x 2,062	Indicated Value	=	225,379			
Adjusted Cost	= 214,778	Value Per SqFt		109.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,644		
Lot Value	50,735		
Indicated Value	225,379	109.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,379	109.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3455	165		165	23.70		3,911
PRCH	SLAB PORCH - COVERED	3456	16x8		128	23.84		3,052
BALW	BALCONY - WOOD	3457	10x5		50	26.56		1,328



Rogers

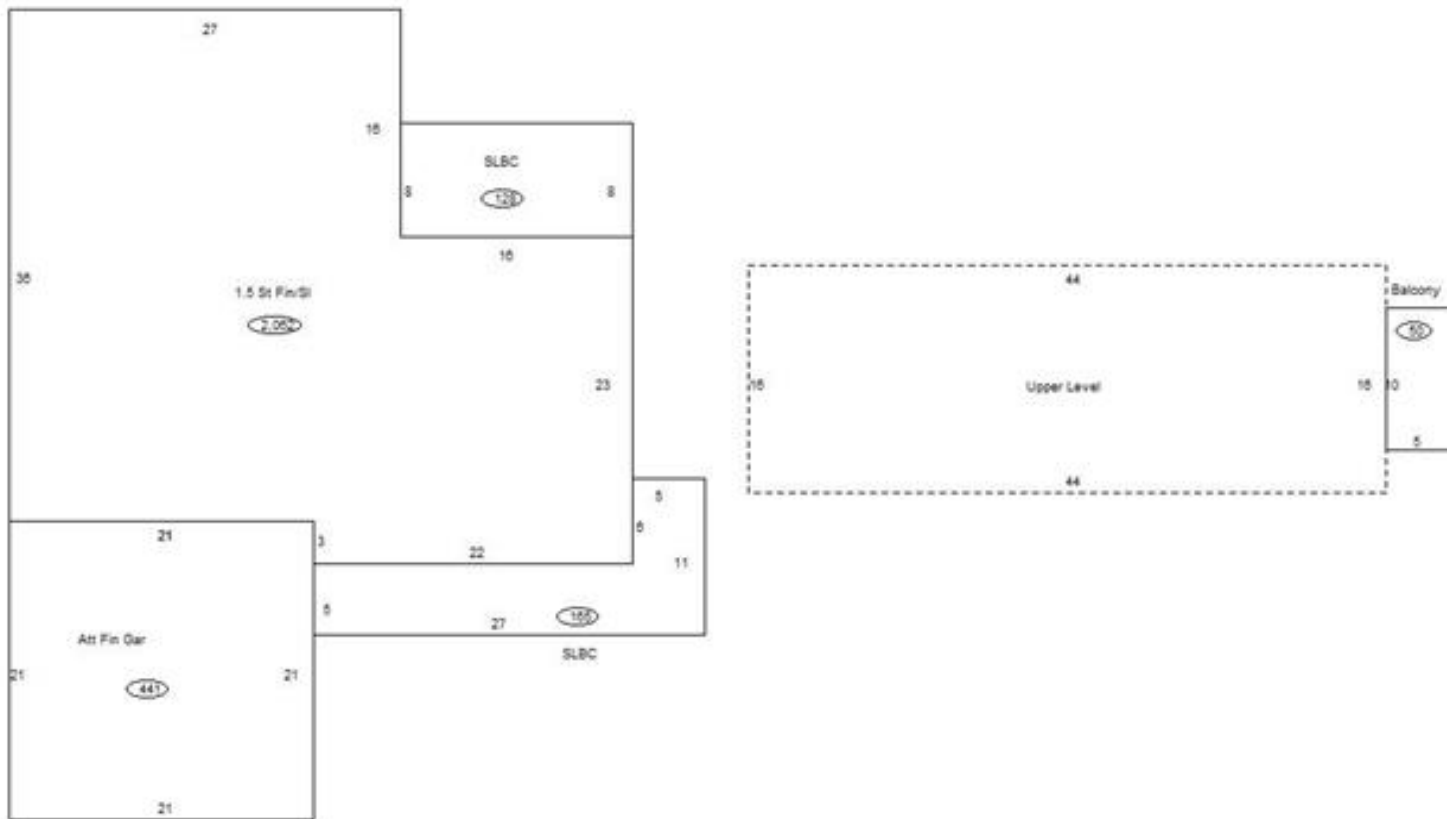
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Date 04/17/2026
 Time 15:13:31
 Page 3

Sketch Image

660001287



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,358	1.518	2,062
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	SLBC	165	1.000	165
4	M	PRCH		10	SLBC	128	1.000	128
5	M	BALW		10	Balcony	50	1.000	50
6	U	^UL	Overhang	10	Upper Level	704	1.000	704
Total Building Area						1,358		2,062