




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
Account 660001291 Parcel ID 000000-00-0-00498-001-0019 Cadastral ID 02-20-16-02880 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 25182 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0019 / 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 Lat/Long: 36.24659108 -95.57784732										Building Permits									
LOT 19 BLOCK 1 MEADOWRANCH 2 AMD				<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>4841</td> <td>NEW HOME</td> <td>03/1998</td> <td>01/1999</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	4841	NEW HOME	03/1998	01/1999	
Number	Description	Opened	Closed	Amount															
4841	NEW HOME	03/1998	01/1999																
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1791/613	YORK, DICK CO-TRUSTEE &	06/29/2006	0	4										
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No										
					985/406	WELLS, LYLE R	03/31/1995	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	1998		Land Value	55,147	44,466	11%	4,891	Assessed	23,695										
Year Frozen	0		Improvements	170,941	170,941		18,804	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	226,088	215,407		23,695	Total Taxable	23,695										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660001291	MSJV-OK LLC	5	219,972	0	22,567	1,874.00												
2024	2024-660001291	MSJV-OK LLC	5	230,775	0	21,492	1,794.00												
2023	2023-660001291	MSJV-OK LLC	5	186,078	0	20,469	1,704.00												
2022	2022-660001291	MSJV-OK LLC	5	190,330	0	20,168	1,678.00												
2021	2021-660001291	MSJV-OK LLC	5	174,614	0	19,208	1,629.00												
2020	2020-660001291	MSJV-OK LLC	5	173,388	0	19,008	1,609.00												
2019	2019-660001291	MSJV-OK LLC	5	164,571	0	18,103	1,568.00												
2018	2018-660001291	MSJV-OK LLC	5	169,183	0	18,610	1,613.00												
2017	2017-660001291	MSJV-OK LLC	5	167,758	0	18,453	1,505.00												
2016	2016-660001291	MSJV-OK LLC	5	163,247	0	17,957	1,532.00												
2015	2015-660001291	MSJV-OK LLC	5	158,895	0	17,478	1,477.00												
2014	2014-660001291	MSJV-OK LLC	5	161,726	0	17,557	1,507.00												
2013	2013-660001291	MSJV-OK LLC	5	152,013	0	16,721	1,457.00												



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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9664		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,097.00 x 1.31 = 55,147		
Factor Value			
Adjustments	1.0000		
Lot Value	55,147		



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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	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,326 / 1,956
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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	203,458	104.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	237,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.59	Total Misc Impr	+	11,410			
Roofing Adj	+ 3.08	Garage Cost	+	15,166			
Subfloor Adj	+ 0.79	Total RCN	=	234,166			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	63,225			
Plumbing Adj	+ 7.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	170,941			
Adj Base Cost	= 106.13	Lot Value	+	55,147			
Total Area	x 1,956	Indicated Value	=	226,088			
Adjusted Cost	= 207,590	Value Per SqFt		115.59			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,941		
Lot Value	55,147		
Indicated Value	226,088	115.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,088	115.59	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	3473	15x8		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	3475	145		145	23.78		3,448



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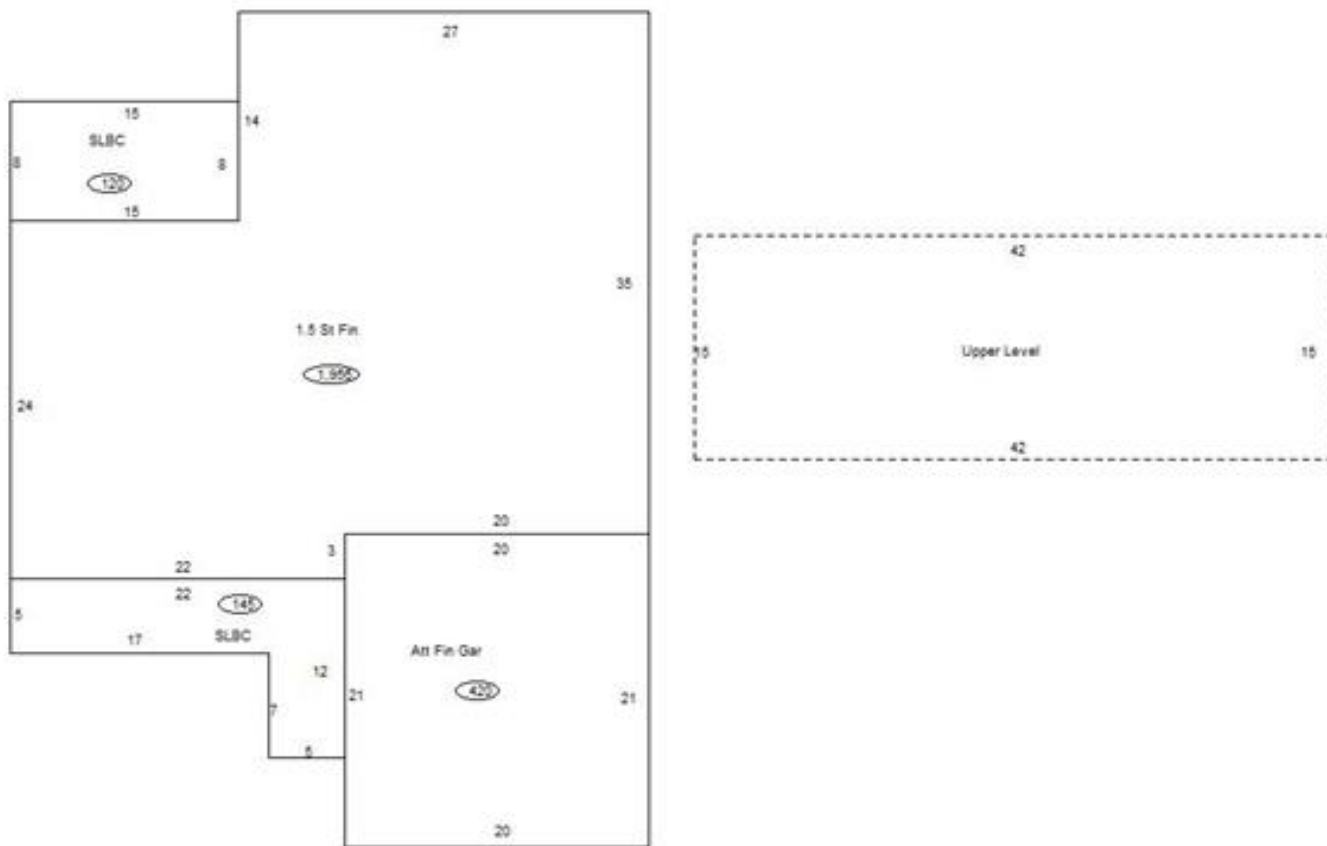
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Sketch Image

660001291



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5		10	1.5 St Fin	1,326	1.475	1,956
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	120	1.000	120
4	U	^UL	Overhang	10	Upper Level	630	1.000	630
5	M	PRCH		10	SLBC	145	1.000	145
Total Building Area						1,326		1,956