




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:32:25  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001294 <b>Parcel ID</b> 000000-00-0-00498-001-0022 <b>Cadastral ID</b> 02-20-16-02910 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 312600 EDWARDS, JUSTIN W & HEATHER FOWLER  25232 S HACKAMORE RD W CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25232 S HACKAMORE RD W <b>Subdivision</b> MEADOWRANCH II AMD <b>Lot/Block</b> 0022 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 5 <b>Neighborhood</b> 1127 - R-V01,3,4-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG_ 9/7/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24577089 -95.57786107 LOT 22 BLOCK 1 MEADOWRANCH 2 AMD																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0191	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,390.00 x 1.30 = 57,603	
Factor Value		
Adjustments	1.0000	
Lot Value	57,603	

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	1,290 / 1,935
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,290
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
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	254,125	131.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	177,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.97	Total Misc Impr	+	11,176			
Roofing Adj	+ 3.04	Garage Cost	+	15,678			
Subfloor Adj	+ -0.77	Total RCN	=	228,055			
Heat/Cool Adj	+ 11.47	Depreciation ( 27%)	-	61,575			
Plumbing Adj	+ 7.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	166,480			
Adj Base Cost	= 103.98	Lot Value	+	57,603			
Total Area	x 1,935	Indicated Value	=	224,083			
Adjusted Cost	= 201,201	Value Per SqFt		115.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,480		
Lot Value	57,603		
Indicated Value	224,083	115.81	Per SqFt
Agland Value			
Site Improvements	50,079		
Total Value	274,162	141.69	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	3488		136	136	23.81		3,238
PRCH	SLAB PORCH - COVERED	3489		17x7	119	23.88		2,842



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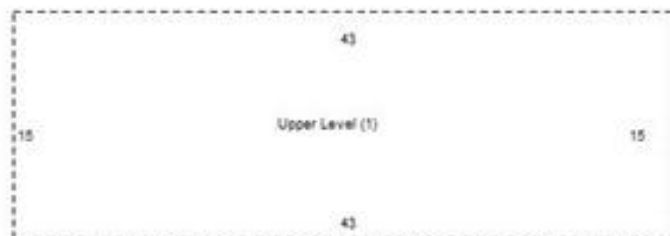
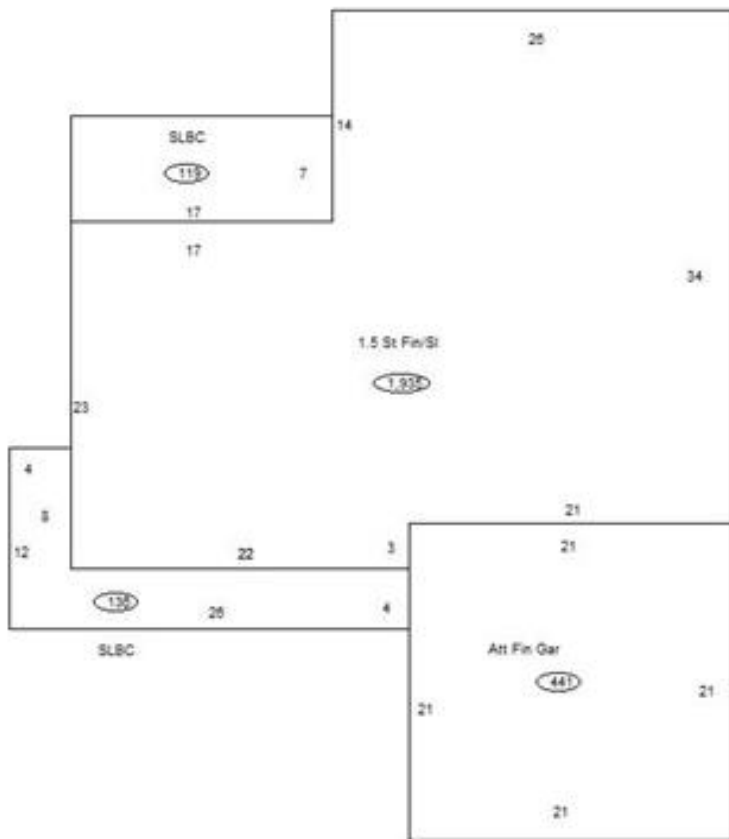
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### Sketch Image

660001294



### 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	1,290	1.500	1,935
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	SLBC	136	1.000	136
4	M	PRCH		10	SLBC	119	1.000	119
5	U	^UL		10	Upper Level (1)	645	1.000	645
<b>Total Building Area</b>						<b>1,290</b>		<b>1,935</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x16	Concrete	Formed Metal	1,200
	Qual 4	Cond 3	Year 2025	Eff Age 1		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (37.58 x 1,200)	45,096	45,096	451	44,645
	PATC	Patio - Covered	10x40x12	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (14.30 x 400)	5,720	5,720	286	5,434