



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 03:16:23

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Assessment Data					Primary Image																																																																																																																				
Account 660001295 Parcel ID 000000-00-0-00498-001-0023 Cadastral ID 02-20-16-02920 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 314294 DARNELL, FRANKLIN R JR & THERESA L-TRUSTEES 25252 S HACKAMORE RD W CLAREMORE OK 74019-0000 Parcel Location Situs 25252 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0023 / 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: 36.24549641 -95.57787809 LOT 23 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	0.989		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,082.00 x 1.31 = 56,437		
Factor Value			
Adjustments	1.0000		
Lot Value	56,437		



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	1,356 / 2,001
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,356
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	207,051	103.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	208,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.35	Total Misc Impr	+ 5,908				
Roofing Adj	+ 3.07	Garage Cost	+ 15,166				
Subfloor Adj	+ -0.81	Total RCN	= 227,397				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 61,397				
Plumbing Adj	+ 7.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 166,000				
Adj Base Cost	= 103.11	Lot Value	+ 56,437				
Total Area	x 2,001	Indicated Value	= 222,437				
Adjusted Cost	= 206,323	Value Per SqFt	111.16				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,000		
Lot Value	56,437		
Indicated Value	222,437	111.16	Per SqFt
Agland Value			
Site Improvements	832		
Total Value	223,269	111.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3493	180		180	23.64		4,255
PATO	SLAB PORCH - OPEN	3494	16x10		160	10.33		1,653



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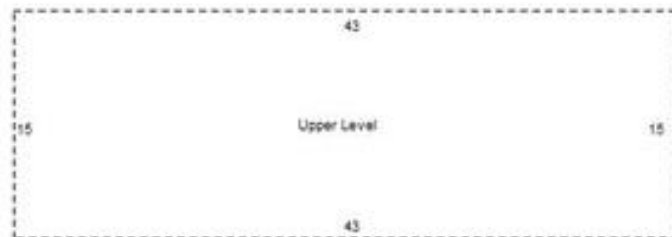
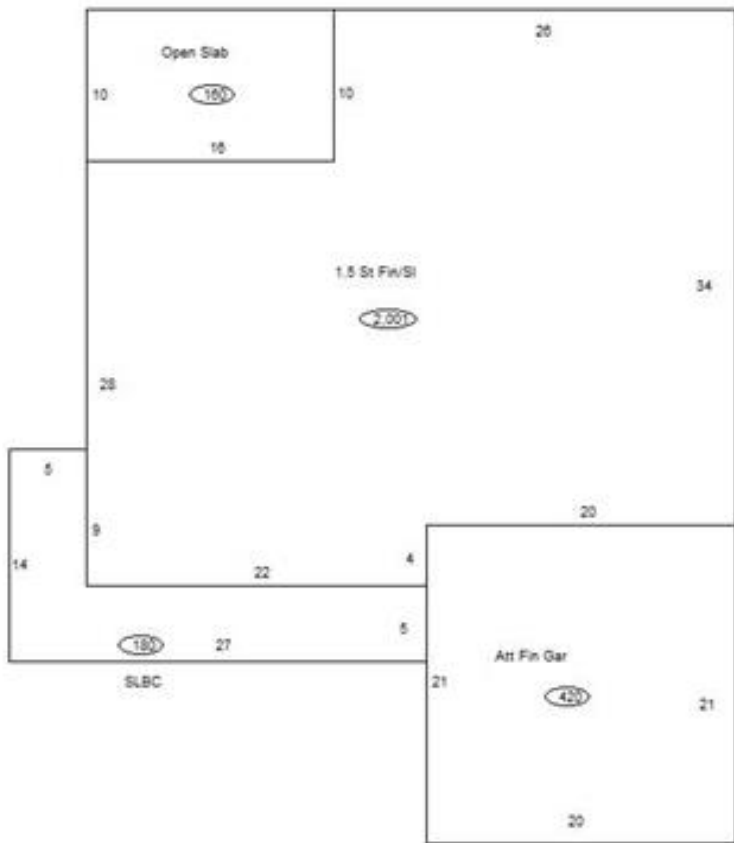
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,356	1.476	2,001
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	180	1.000	180
4	M	PATO		10	Open Slab	160	1.000	160
5	U	^UL	Overhang	10	Upper Level	645	1.000	645
Total Building Area						1,356		2,001



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Galvanized Metal	100
	Qual	2	Cond	2	Year	2005
				Eff Age	21	

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (21.34 x 100)	2,134		2,134	1,302
				832