



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:04:42  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001299 <b>Parcel ID</b> 000000-00-0-00498-001-0027 <b>Cadastral ID</b> 02-20-16-02960 <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> 272279 SELF, OLEN DALE JR &  LESLEY B 25302 S HACKAMORE RD W CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 25302 S HACKAMORE RD W <b>Subdivision</b> MEADOWRANCH II AMD <b>Lot/Block</b> 0027 / 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.24443378 -95.57745188					<b>Building Permits</b>																																																																																																																				
PART OF LOTS 27 & 31 DESC AS; LOT 27 LESS TH PT DESC AS; COMM SE/C LOT 27, N2-22-13W 125.84' ALG E/L LOT 7, TH S7-3 8-9W 126.98' TO S/L LOT 27, TH N89-41-30E 22.07' TO POB & TH PT OF LT 31 DESC AS; COMM NW/C LOT 31, TH S9-16-30E 108.36', S7-38-9W 74 97' TO W/L LOT 31, TH N2-22-13W 181.41' TO POB					<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>5605</td> <td>NEW HOME</td> <td>06/1999</td> <td>02/2000</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5605	NEW HOME	06/1999	02/2000																																																																																																							
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0589 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 46,126.00 x 1.27 = 58,732 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,732		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG\_ 9/7/2021

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,659 / 1,659
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,659
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	194,281	117.11	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	219,810 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.22	<b>Total Misc Impr</b>	+ 12,652				
<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+ 16,207				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 230,361				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	- 57,590				
<b>Plumbing Adj</b>	+ 8.49	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 172,771				
<b>Adj Base Cost</b>	= 121.46	<b>Lot Value</b>	+ 58,732				
<b>Total Area</b>	x 1,659	<b>Indicated Value</b>	= 231,503				
<b>Adjusted Cost</b>	= 201,502	<b>Value Per SqFt</b>	139.54				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	172,771		
<b>Lot Value</b>	58,732		
<b>Indicated Value</b>	231,503	139.54	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	4,061		
<b>Total Value</b>	235,564	141.99	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	3498	6x3		18	24.21	436
PATC	Patio - Covered	3499	500		500	14.24	7,120



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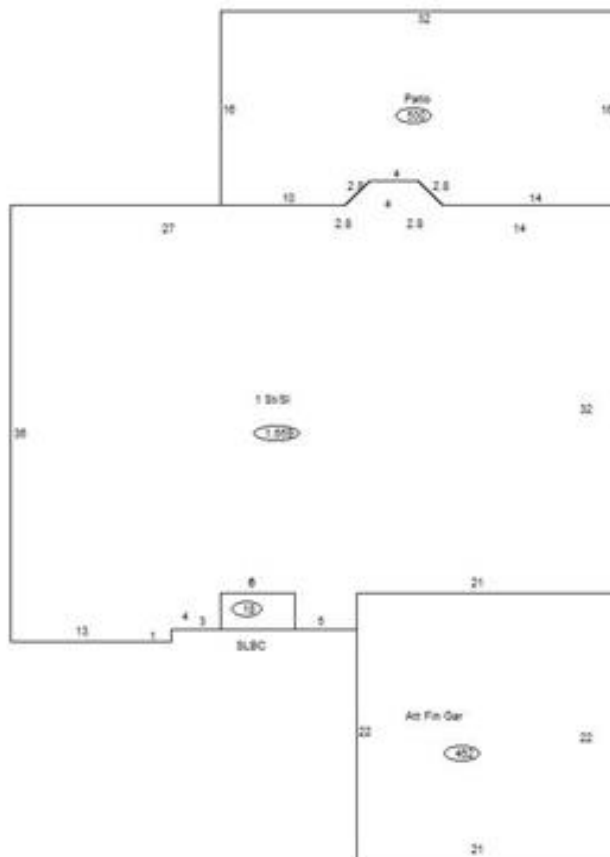
Date 04/17/2026

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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	1,659	1.000	1,659
2	G	5		10	Att Fin Gar	462	1.000	462
3	M	PRCH		10	SLBC	18	1.000	18
4	M	PATC		10	Patio	500	1.000	500
<b>Total Building Area</b>						<b>1,659</b>		<b>1,659</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		385
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 1		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.90 x 385)	1,887		1,887	94	1,793

	CKCP	Chicken Coop NV	10x16x8	Dirt	Galvanized Metal	160
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (6.26 x 160)	1,002		1,002	1,002	

	SHDS	Shed - Small	8x18x8	Plank	Composition Shingle	144
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.00 x 144)	3,600		3,600	1,332	2,268