




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:13:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001300 Parcel ID 000000-00-0-00498-001-0028 Cadastral ID 02-20-16-02970 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 308653 MMCO LLC PO BOX 161 CLAREMORE OK 74018-0000 Parcel Location Situs 25255 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0028 / 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: 36.24532214 -95.57644795																																																																																																																									
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Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1001							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	47,920.00 x 1.25 = 59,898			D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-7\IMG_		9/7/2021		
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	59,898			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 191,017 110.35 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,409 / 1,731			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 6				
HVAC	100% Warmed & Cooled Air			Indicated Value 196,150 Per SqFt				
Roof Cover	4 Metal, Preformed			Value Reconciliation				
Area on Slab	1,409			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 158,772				
Bed/F/H Bath	3 / 2.5 /			Lot Value 59,898				
Basement Area				Indicated Value 218,670 126.33 Per SqFt				
Garage Type	462 Attached Garage - Finished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1996 / 23			Total Value 218,670 126.33 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	89.67	Total Misc Impr	+ 11,891					
Roofing Adj	+ 4.40	Garage Cost	+ 16,207					
Subfloor Adj	+ -0.98	Total RCN	= 226,817					
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 68,045					
Plumbing Adj	+ 10.24	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 158,772					
Adj Base Cost	= 114.80	Lot Value	+ 59,898					
Total Area	x 1,731	Indicated Value	= 218,670					
Adjusted Cost	= 198,719	Value Per SqFt	126.33					
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	3502		174	174	23.66		4,117
PRCH	SLAB PORCH - COVERED	3503	16x7		112	23.91		2,678



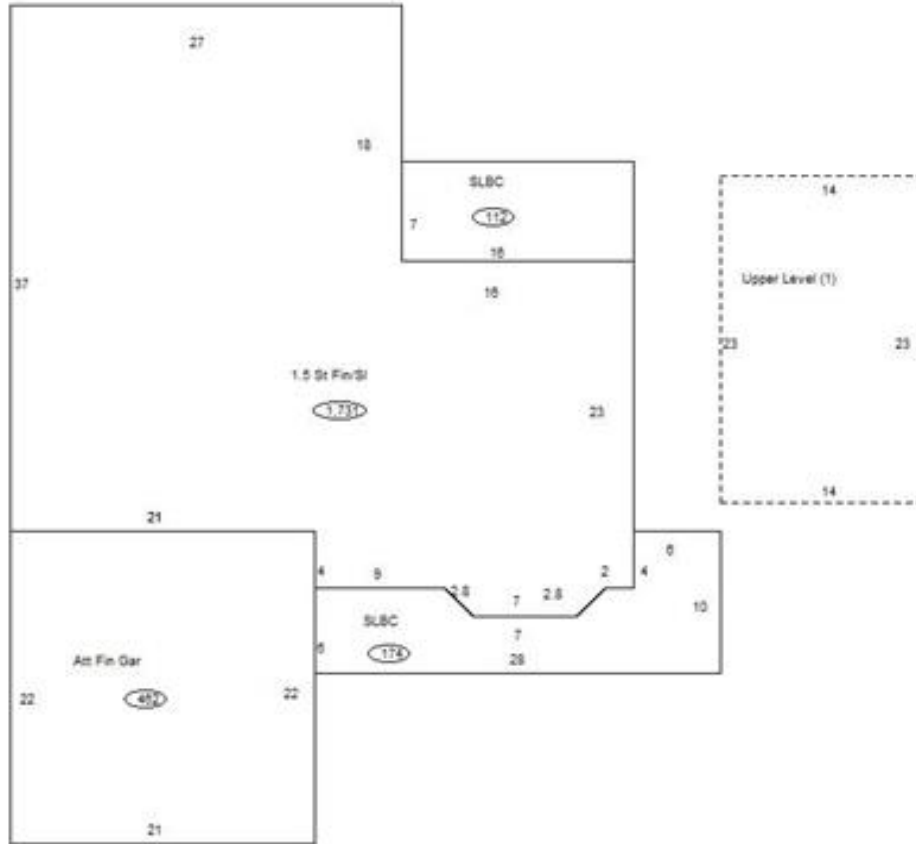
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Sketch Image

660001300



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	1,409	1.229	1,731
2	G	5	Slab	10	Att Fin Gar	462	1.000	462
3	M	PRCH		10	SLBC	174	1.000	174
4	M	PRCH		10	SLBC	112	1.000	112
5	U	^UL		10	Upper Level (1)	322	1.000	322
Total Building Area						1,409		1,731