




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:24:14  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001301 <b>Parcel ID</b> 000000-00-0-00498-001-0029 <b>Cadastral ID</b> 02-20-16-02980 <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> 323500 RUSHIN, TRACIE D  25235 S HACKAMORE RD W CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25235 S HACKAMORE RD W <b>Subdivision</b> MEADOWRANCH II AMD <b>Lot/Block</b> 0029 / 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: 36.24574705 -95.57647694 LOT 29 BLOCK 1 MEADOWRANCH 2 AMD																																																																																																																									
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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> 1.1062 <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> 48,184.00 x 1.25 = 60,069 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 60,069		

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>	20% Veneer, Masonry 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,931 / 1,931
<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>	1,931
<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>	1995 / 23

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>	221,502	114.71	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>	256,270 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	94.94	<b>Total Misc Impr</b>	+	7,539	
<b>Roofing Adj</b>	+ 4.29	<b>Garage Cost</b>	+	16,207	
<b>Subfloor Adj</b>	+ -1.11	<b>Total RCN</b>	=	249,441	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	-	74,832	
<b>Plumbing Adj</b>	+ 7.29	<b>Lump Sums</b>	+	9,371	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	183,980	
<b>Adj Base Cost</b>	= 116.88	<b>Lot Value</b>	+	60,069	
<b>Total Area</b>	x 1,931	<b>Indicated Value</b>	=	244,049	
<b>Adjusted Cost</b>	= 225,695	<b>Value Per SqFt</b>		126.38	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	183,980		
<b>Lot Value</b>	60,069		
<b>Indicated Value</b>	244,049	126.38	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	19,382		
<b>Total Value</b>	263,431	136.42	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	3507		102	102	23.95	2,443
WODO	Wood Deck - Open	3508	17x8		136	23.91	3,252
WODO	Wood Deck - Open	183086	381		381	16.06	6,119





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		24x30x10	Concrete	Formed Metal	720
<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (34.40 x 720)	24,768		24,768	6,192	18,576

SHDS	Shed - Small		6x10x8	Plank	Galvanized Metal	60
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (32.76 x 60)	1,966		1,966	1,160	806