




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:16:25
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Assessment Data					Primary Image																																																																																																																				
Account 660001302 Parcel ID 000000-00-0-00498-001-0030 Cadastral ID 02-20-16-02990 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 292591 MSJV-OK LLC 115 N CHEROKEE CLAREMORE OK 74017-0000 Parcel Location Situs 14344 E HACKAMORE RD Subdivision MEADOWRANCH II AMD Lot/Block 0030 / 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: 36.24550729 -95.57568136																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0322	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,965.00 x 1.29 = 57,977	
Factor Value		
Adjustments	1.0000	
Lot Value	57,977	

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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, Wood
Base/Total Area	1,222 / 1,833
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,222
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,005	109.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	220,200 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	87.45	Total Misc Impr	+	9,476	
Roofing Adj	+ 3.72	Garage Cost	+	16,155	
Subfloor Adj	+ -0.81	Total RCN	=	226,381	
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	67,914	
Plumbing Adj	+ 7.69	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	158,467	
Adj Base Cost	= 109.52	Lot Value	+	57,977	
Total Area	x 1,833	Indicated Value	=	216,444	
Adjusted Cost	= 200,750	Value Per SqFt		118.08	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,467		
Lot Value	57,977		
Indicated Value	216,444	118.08	Per SqFt
Agland Value			
Site Improvements	2,910		
Total Value	219,354	119.67	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	3510	10x6		60	24.08		1,445
PRCH	Porch	3512	123		123	23.86		2,935



Rogers

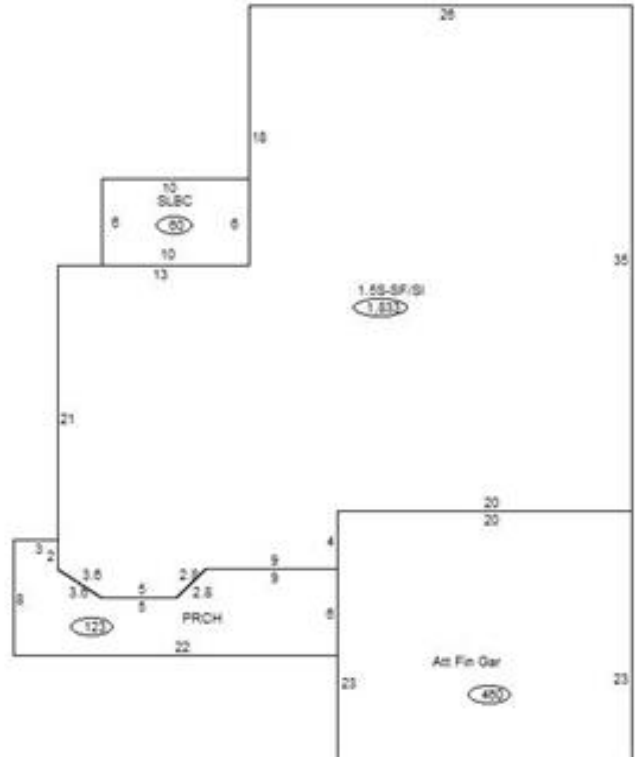
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Sketch Image

660001302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	460	1.000	460
2	M	PRCH		10	SLBC	60	1.000	60
3	R	5	Slab	10	1.5S-SF/SI	1,222	1.500	1,833
4	M	PRCH		10	PRCH	123	1.000	123
Total Building Area						1,222		1,833



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	3	Cond	3	Year	2024
				Eff Age	2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (26.94 x 120)	3,233		3,233	323
				2,910