



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:13:52
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Assessment Data					Primary Image																																																																																																																				
Account 660001309 Parcel ID 000000-00-0-00498-001-0037 Cadastral ID 02-20-16-03060 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 271216 CHRISTODOULOU, MELBO 14376 E HACKAMORE RD S CLAREMORE OK 74019-0000 Parcel Location Situs 14376 E HACKAMORE RD Subdivision MEADOWRANCH II AMD Lot/Block 0037 / 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: 36.24504109 -95.57445920 LOT 37 BLOCK 1 MEADOWRANCH 2 AMD																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4595	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	107,135.00 x .86 = 92,383	
Factor Value		
Adjustments	1.0000	
Lot Value	92,383	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,795 / 1,795
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,795
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	378 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	199,744	111.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	222,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.92	Total Misc Impr	+	5,267			
Roofing Adj	+ 4.37	Garage Cost	+	14,054			
Subfloor Adj	+ -1.15	Total RCN	=	244,504			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	61,126			
Plumbing Adj	+ 7.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	183,378			
Adj Base Cost	= 125.45	Lot Value	+	92,383			
Total Area	x 1,795	Indicated Value	=	275,761			
Adjusted Cost	= 225,183	Value Per SqFt		153.63			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,378		
Lot Value	92,383		
Indicated Value	275,761	153.63	Per SqFt
Agland Value			
Site Improvements	8,688		
Total Value	284,449	158.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3520	5x4		20	24.21		484
PRCH	SLAB PORCH - COVERED	3521	20x8		160	23.72		3,795
PATO	Patio - Open	183100	13x7		91	10.86		988



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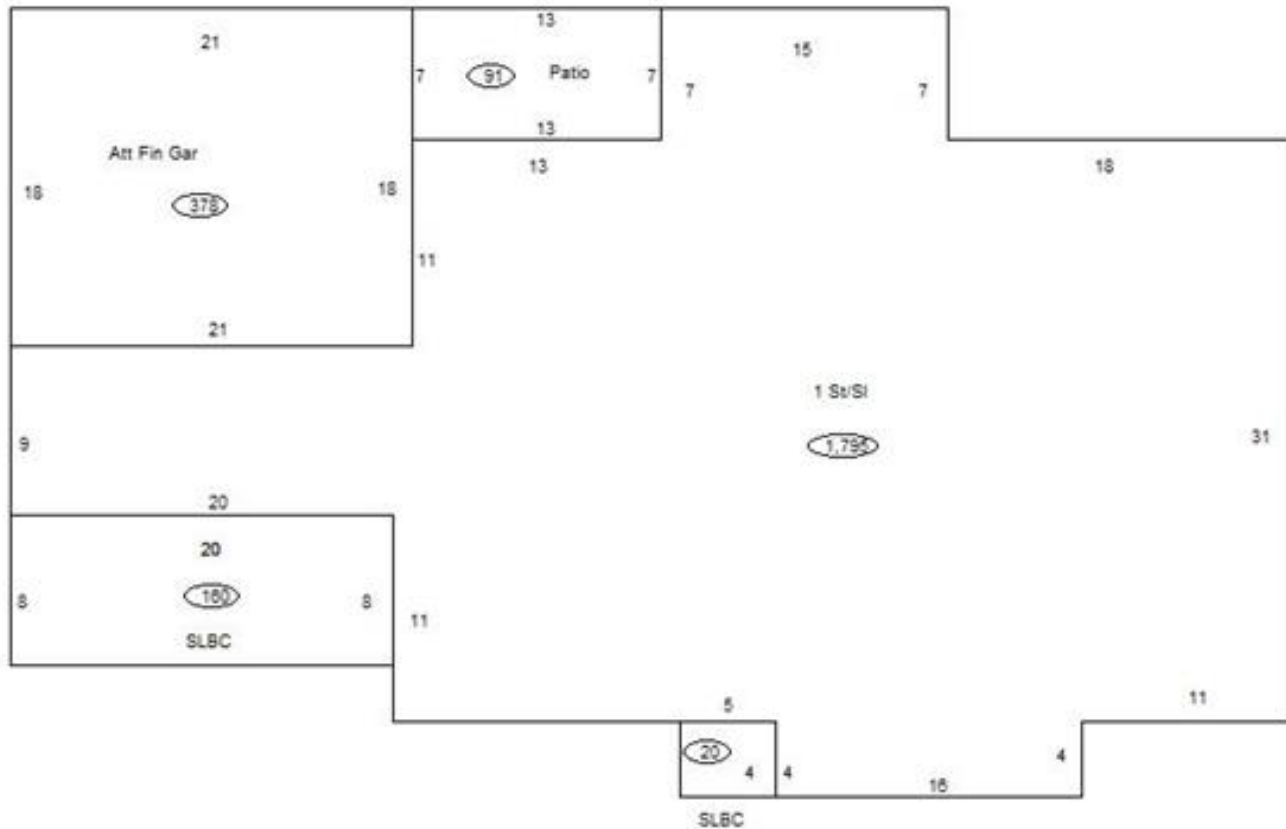
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,795	1.000	1,795
2	G	5		10	Att Fin Gar	378	1.000	378
3	M	PRCH		10	SLBC	20	1.000	20
4	M	PRCH		10	SLBC	160	1.000	160
5	M	PATO		10	Patio	91	1.000	91
Total Building Area						1,795		1,795



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	4x5x8	Plank	Composition Shingle	20
	Qual	3	Cond 3	Year 2024	Eff Age 2	

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (36.45 x 20)	729		729	73	656

	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)	3,923		3,923	902	3,021

	PATC	Patio - Covered	16x30x10	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (14.30 x 480)	6,864		6,864	1,853	5,011