



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:16:29
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Assessment Data					Primary Image																																																																																																																				
Account 660001312 Parcel ID 000000-00-0-00498-002-0002 Cadastral ID 02-20-16-03090 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 25025 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0002 / 0002 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																																																																																																																									
Legal Description Lot/Long: 36.24888481 -95.57623503 LOT 2 BLOCK 2 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 0.9754 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,490.00 x 1.31 = 55,662 Factor Value Adjustments 1.0000 Lot Value 55,662		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-8\IMG_ 9/8/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,288
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	161,919	125.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	185,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.60	Total Misc Impr	+ 7,198				
Roofing Adj	+ 4.56	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.16	Total RCN	= 184,665				
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 46,166				
Plumbing Adj	+ 10.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 138,499				
Adj Base Cost	= 126.40	Lot Value	+ 55,662				
Total Area	x 1,288	Indicated Value	= 194,161				
Adjusted Cost	= 162,803	Value Per SqFt	150.75				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,499		
Lot Value	55,662		
Indicated Value	194,161	150.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,161	150.75	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	3535	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	3536	13x10		130	10.59		1,377



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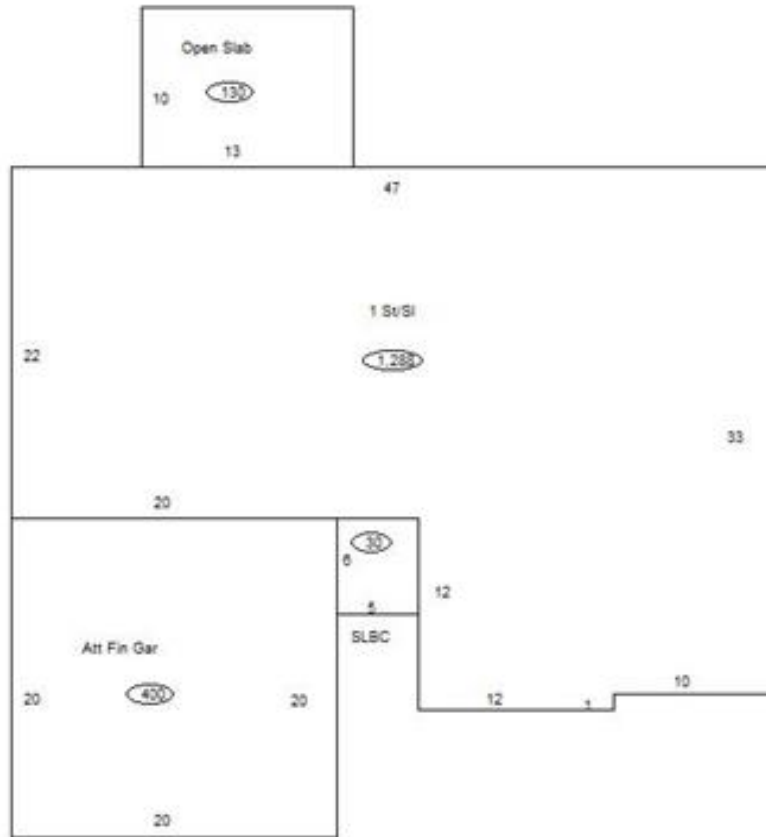
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Sketch Image

660001312



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,288	1.000	1,288
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PATO		10	Open Slab	130	1.000	130
Total Building Area						1,288		1,288