



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:13:12  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001313 <b>Parcel ID</b> 000000-00-0-00498-002-0003 <b>Cadastral ID</b> 02-20-16-03100 <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> 314573 RLFVF LLC  24802 S WELLS RANCH RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25045 S HACKAMORE RD W <b>Subdivision</b> MEADOWRANCH II AMD <b>Lot/Block</b> 0003 / 0002 <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\2021-9-8\IMG_ 9/8/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24861574 -95.57620716 LOT 3 BLOCK 2 MEADOWRANCH 2 AMD																																																																																																																									
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 Page 2

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> 0.971 <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> 42,295.00 x 1.31 = 55,406 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 55,406		

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, Vinyl
<b>Base/Total Area</b>	1,638 / 1,638
<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>	1,638
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

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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>	183,391	111.96	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>	212,330		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.17	<b>Total Misc Impr</b>	+ 8,404				
<b>Roofing Adj</b>	+ 4.34	<b>Garage Cost</b>	+ 14,664				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 217,040				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	- 54,260				
<b>Plumbing Adj</b>	+ 8.59	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 162,780				
<b>Adj Base Cost</b>	= 118.42	<b>Lot Value</b>	+ 55,406				
<b>Total Area</b>	x 1,638	<b>Indicated Value</b>	= 218,186				
<b>Adjusted Cost</b>	= 193,972	<b>Value Per SqFt</b>	133.20				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	162,780		
<b>Lot Value</b>	55,406		
<b>Indicated Value</b>	218,186	133.20	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	218,186	133.20	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	3539		8x6	48	24.12		1,158
PATO	SLAB PORCH - OPEN	3540		16x14	224	9.60		2,150



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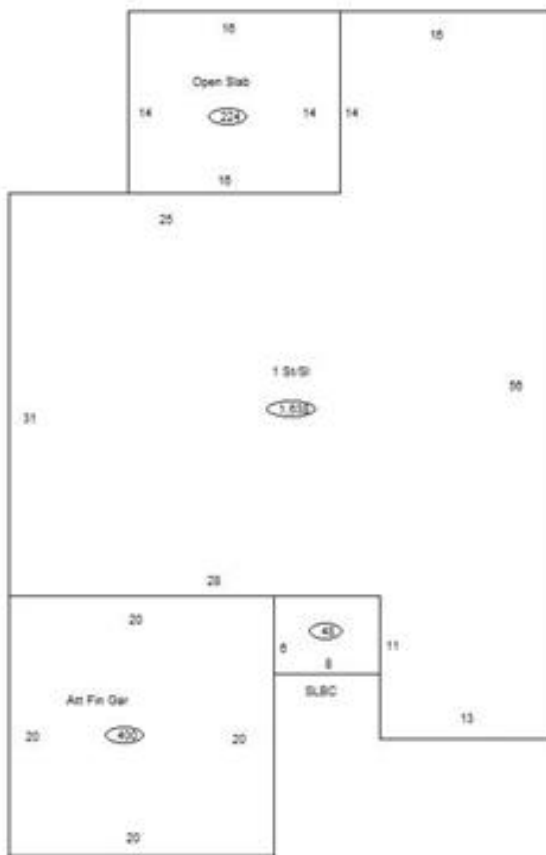
Date 04/18/2026

Time 08:13:12

Page 3

Sketch Image

660001313



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,638	1.000	1,638
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PATO		10	Open Slab	224	1.000	224
<b>Total Building Area</b>						<b>1,638</b>		<b>1,638</b>