




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:14:00  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001314 <b>Parcel ID</b> 000000-00-0-00498-002-0004 <b>Cadastral ID</b> 02-20-16-03110 <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> 292591 MSJV-OK LLC  115 N CHEROKEE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 25065 S HACKAMORE RD W <b>Subdivision</b> MEADOWRANCH II AMD <b>Lot/Block</b> 0004 / 0002 Parcel Size 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: 36.24833916 -95.57621314																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0161	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,260.00 x 1.30 = 57,519	
Factor Value		
Adjustments	1.0000	
Lot Value	57,519	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,354 / 1,354
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,354
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20



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

Cost Approach		Manual : 01/2025	
Base Cost	99.45	Total Misc Impr	+ 7,329
Roofing Adj	+ 4.53	Garage Cost	+ 15,166
Subfloor Adj	+ -1.19	Total RCN	= 191,285
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 47,821
Plumbing Adj	+ 10.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,464
Adj Base Cost	= 124.66	Lot Value	+ 57,519
Total Area	x 1,354	Indicated Value	= 200,983
Adjusted Cost	= 168,790	Value Per SqFt	148.44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,756	123.90	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	191,240 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,464		
Lot Value	57,519		
Indicated Value	200,983	148.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	200,983	148.44	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	3543	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	3544	12x12		144	10.47		1,508



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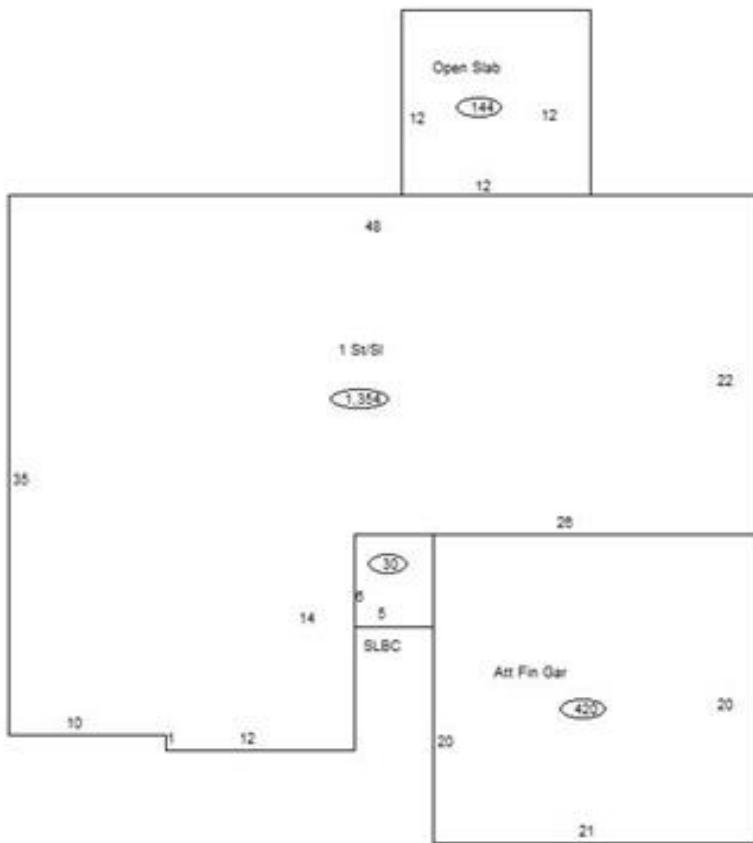
Date 04/17/2026

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### Sketch Image

660001314



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,354	1.000	1,354
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PATO		10	Open Slab	144	1.000	144
<b>Total Building Area</b>						<b>1,354</b>		<b>1,354</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CKCP	Chicken Coop NV	8x16x6	Base	Formed Metal	128
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (12% Phys/ 100% Func)	RCNLD
Base Cost (6.26 x 128)	801		801	801