



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image					
Account	660001315								
Parcel ID	000000-00-0-00498-002-0005								
Cadastral ID	02-20-16-03120								
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	25085 S HACKAMORE RD W								
Subdivision	MEADOWRANCH II AMD								
Lot/Block	0005 / 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 Lat/Long: 36.24807841 -95.57622417				Building Permits					
LOT 5 BLOCK 2 MEADOWRANCH 2 AMD				Number	Description	Opened	Closed	Amount	
				5558	NEW HOME	05/1999	02/2000		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1791/615	MARINSHIP JOINT VENTURE	06/29/2006	0	4
					1170/887	BASLER, J D & ASSOCIATES-INC	05/11/1999	16,000	Yes
					1170/551	YORK, DICK CO-TRUSTEE &~JIM SEIF	05/05/1999	16,000	No
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No
					985/406	WELLS, LYLE R	03/31/1995	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2000	Land Value	53,212	40,234	11%	4,426	Assessed	22,094	1,834.91
Year Frozen	0	Improvements	161,149	160,615		17,668	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	214,361	200,849		22,094	Total Taxable	22,094	1,835.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001315	MSJV-OK LLC			5	206,179	0	21,041	1,747.00
2024	2024-660001315	MSJV-OK LLC			5	217,423	0	20,040	1,672.00
2023	2023-660001315	MSJV-OK LLC			5	173,502	0	19,085	1,589.00
2022	2022-660001315	MSJV-OK LLC			5	175,527	0	18,282	1,521.00
2021	2021-660001315	MSJV-OK LLC			5	158,282	0	17,411	1,477.00
2020	2020-660001315	MSJV-OK LLC			5	155,683	0	17,125	1,450.00
2019	2019-660001315	MSJV-OK LLC			5	149,407	0	16,435	1,423.00
2018	2018-660001315	MSJV-OK LLC			5	153,476	0	16,882	1,464.00
2017	2017-660001315	MSJV-OK LLC			5	152,216	0	16,744	1,366.00
2016	2016-660001315	MSJV-OK LLC			5	148,190	0	16,301	1,390.00
2015	2015-660001315	MSJV-OK LLC			5	144,767	0	15,924	1,345.00
2014	2014-660001315	MSJV-OK LLC			5	145,911	0	15,815	1,357.00
2013	2013-660001315	MSJV-OK LLC			5	137,108	0	15,062	1,312.00



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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9325	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,620.00 x 1.31 = 53,212	
Factor Value		
Adjustments	1.0000	
Lot Value	53,212	

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	1,665 / 1,665
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,665
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	185,047	111.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	214,620		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.82	Total Misc Impr	+	3,848			
Roofing Adj	+ 4.33	Garage Cost	+	14,664			
Subfloor Adj	+ -1.15	Total RCN	=	214,865			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	53,716			
Plumbing Adj	+ 8.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	161,149			
Adj Base Cost	= 117.93	Lot Value	+	53,212			
Total Area	x 1,665	Indicated Value	=	214,361			
Adjusted Cost	= 196,353	Value Per SqFt		128.75			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,149		
Lot Value	53,212		
Indicated Value	214,361	128.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	214,361	128.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3547	8x8		64	24.07		1,540
PATO	SLAB PORCH - OPEN	3548	18x14		252	9.16		2,308



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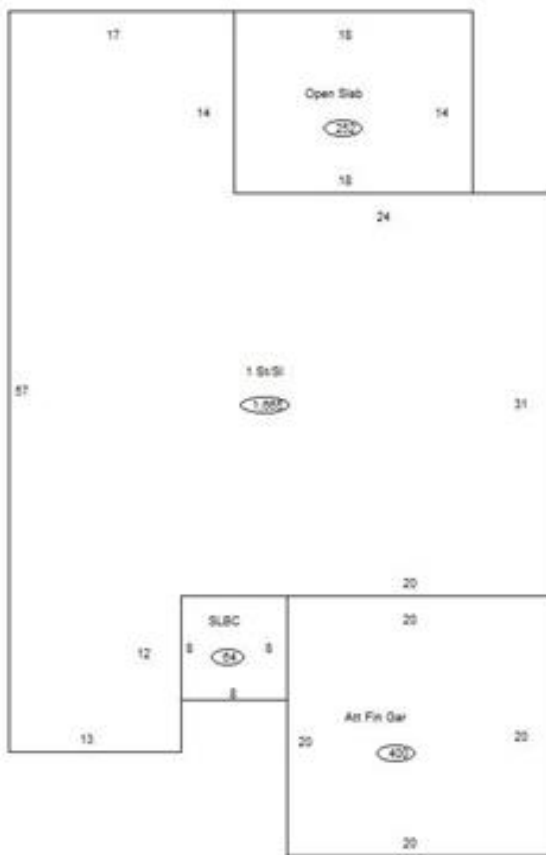
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Sketch Image

660001315



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,665	1.000	1,665
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PATO		10	Open Slab	252	1.000	252
Total Building Area						1,665		1,665