



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:13:14
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Assessment Data					Primary Image																																																																																																																				
Account 660001316 Parcel ID 000000-00-0-00498-002-0006 Cadastral ID 02-20-16-03130 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 308653 MMCO LLC PO BOX 161 CLAREMORE OK 74018-0000 Parcel Location Situs 25105 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0006 / 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					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-8\IMG_ 9/8/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24779109 -95.57617757 LOT 6 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 1.0463 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,576.00 x 1.28 = 58,374 Factor Value Adjustments 1.0000 Lot Value 58,374		
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 1,255 / 1,255 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,255 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 400 Attached Garage - Finished Remodel Year/Eff Age 1999 / 20		

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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,255 / 1,255
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,255
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	159,895	127.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	173,560 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.22	Total Misc Impr	+ 7,384
Roofing Adj	+ 4.60	Garage Cost	+ 14,664
Subfloor Adj	+ -1.18	Total RCN	= 181,847
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 45,462
Plumbing Adj	+ 11.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 136,385
Adj Base Cost	= 127.33	Lot Value	+ 58,374
Total Area	x 1,255	Indicated Value	= 194,759
Adjusted Cost	= 159,799	Value Per SqFt	155.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,385		
Lot Value	58,374		
Indicated Value	194,759	155.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,759	155.19	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	3551	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	3552	15x10		150	10.42		1,563



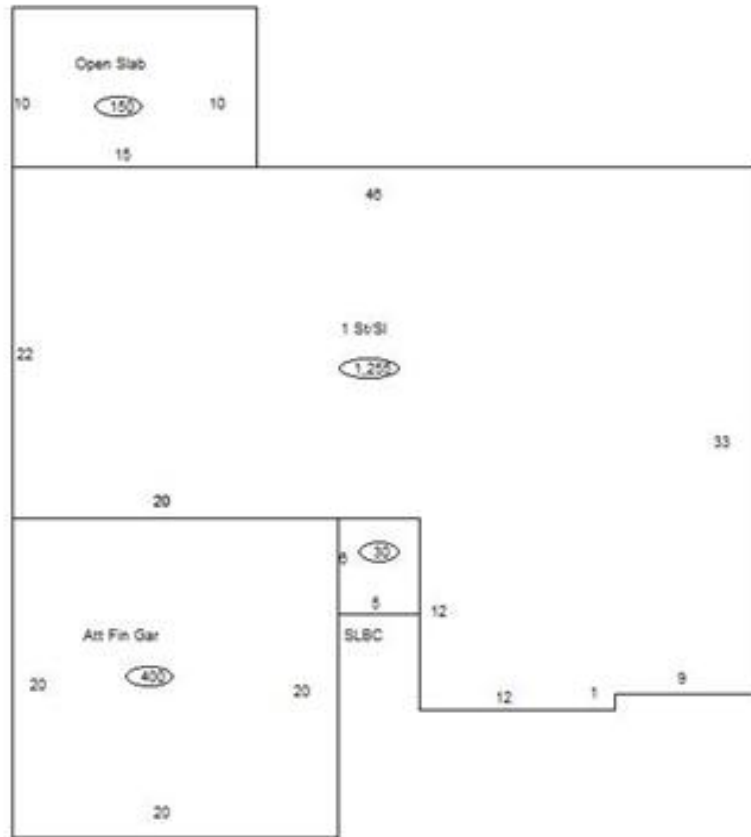
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Sketch Image

660001316



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,255	1.000	1,255
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	150	1.000	150
Total Building Area						1,255		1,255