



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:16:31  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001318 <b>Parcel ID</b> 000000-00-0-00498-002-0008 <b>Cadastral ID</b> 02-20-16-03150 <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> 25145 S HACKAMORE RD W <b>Subdivision</b> MEADOWRANCH II AMD <b>Lot/Block</b> 0008 / 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: 36.24728194 -95.57623312																																																																																																																									
<b>Building Permits</b>					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>5561</td> <td>NEW HOME</td> <td>05/1999</td> <td>02/2000</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5561	NEW HOME	05/1999	02/2000																																																																																																							
Number	Description	Opened	Closed	Amount																																																																																																																					
5561	NEW HOME	05/1999	02/2000																																																																																																																						
<b>Exemptions</b>					<b>Sale History</b>																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5">LOT 8 BLOCK 2 MEADOWRANCH 2 AMD</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	LOT 8 BLOCK 2 MEADOWRANCH 2 AMD					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1791/615</td> <td>MARINSHIP JOINT VENTURE</td> <td>06/29/2006</td> <td>0</td> <td>4</td> </tr> <tr> <td>1170/890</td> <td>BASLER, J D &amp; ASSOCIATES-INC</td> <td>05/11/1999</td> <td>16,000</td> <td>Yes</td> </tr> <tr> <td>1170/554</td> <td>YORK, DICK CO-TRUSTEE &amp;-JIM SEIF</td> <td>05/05/1999</td> <td>16,000</td> <td>No</td> </tr> <tr> <td>1071/200</td> <td>YORK, DICK TRUSTEE</td> <td>06/30/1997</td> <td>0</td> <td>No</td> </tr> <tr> <td>985/406</td> <td>WELLS, LYLE R</td> <td>03/31/1995</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1791/615	MARINSHIP JOINT VENTURE	06/29/2006	0	4	1170/890	BASLER, J D & ASSOCIATES-INC	05/11/1999	16,000	Yes	1170/554	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																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
LOT 8 BLOCK 2 MEADOWRANCH 2 AMD																																																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1791/615	MARINSHIP JOINT VENTURE	06/29/2006	0	4																																																																																																																					
1170/890	BASLER, J D & ASSOCIATES-INC	05/11/1999	16,000	Yes																																																																																																																					
1170/554	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																																																																																																																					
<b>Parcel Valuation</b>																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2000</td> <td>Land Value 54,182</td> <td>26,830</td> <td>11%</td> <td>2,951</td> <td>Assessed</td> <td>17,805</td> <td>1,478.71</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 138,706</td> <td>135,039</td> <td></td> <td>14,854</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 192,888</td> <td>161,869</td> <td></td> <td>17,805</td> <td>Total Taxable</td> <td>17,805</td> <td>1,479.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2000	Land Value 54,182	26,830	11%	2,951	Assessed	17,805	1,478.71	Year Frozen	0	Improvements 138,706	135,039		14,854	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 192,888	161,869		17,805	Total Taxable	17,805	1,479.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																																																																																																																	
Remove Cap	2000	Land Value 54,182	26,830	11%	2,951	Assessed	17,805	1,478.71																																																																																																																	
Year Frozen	0	Improvements 138,706	135,039		14,854	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 192,888	161,869		17,805	Total Taxable	17,805	1,479.00																																																																																																																	
<b>Assessment History</b>																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>185,766</td><td>0</td><td>16,958</td><td>1,408.00</td></tr> <tr><td>2024</td><td>2024-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>194,951</td><td>0</td><td>16,150</td><td>1,348.00</td></tr> <tr><td>2023</td><td>2023-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>139,829</td><td>0</td><td>15,381</td><td>1,281.00</td></tr> <tr><td>2022</td><td>2022-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>138,404</td><td>0</td><td>14,683</td><td>1,221.00</td></tr> <tr><td>2021</td><td>2021-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>127,130</td><td>0</td><td>13,984</td><td>1,186.00</td></tr> <tr><td>2020</td><td>2020-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>125,090</td><td>0</td><td>13,760</td><td>1,165.00</td></tr> <tr><td>2019</td><td>2019-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>120,254</td><td>0</td><td>13,228</td><td>1,146.00</td></tr> <tr><td>2018</td><td>2018-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>124,764</td><td>0</td><td>13,724</td><td>1,190.00</td></tr> <tr><td>2017</td><td>2017-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>132,259</td><td>0</td><td>14,548</td><td>1,187.00</td></tr> <tr><td>2016</td><td>2016-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>128,850</td><td>0</td><td>14,174</td><td>1,209.00</td></tr> <tr><td>2015</td><td>2015-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>125,969</td><td>0</td><td>13,857</td><td>1,171.00</td></tr> <tr><td>2014</td><td>2014-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>126,946</td><td>0</td><td>13,705</td><td>1,176.00</td></tr> <tr><td>2013</td><td>2013-660001318</td><td>MSJV-OK LLC</td><td>5</td><td>119,461</td><td>0</td><td>13,052</td><td>1,137.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660001318	MSJV-OK LLC	5	185,766	0	16,958	1,408.00	2024	2024-660001318	MSJV-OK LLC	5	194,951	0	16,150	1,348.00	2023	2023-660001318	MSJV-OK LLC	5	139,829	0	15,381	1,281.00	2022	2022-660001318	MSJV-OK LLC	5	138,404	0	14,683	1,221.00	2021	2021-660001318	MSJV-OK LLC	5	127,130	0	13,984	1,186.00	2020	2020-660001318	MSJV-OK LLC	5	125,090	0	13,760	1,165.00	2019	2019-660001318	MSJV-OK LLC	5	120,254	0	13,228	1,146.00	2018	2018-660001318	MSJV-OK LLC	5	124,764	0	13,724	1,190.00	2017	2017-660001318	MSJV-OK LLC	5	132,259	0	14,548	1,187.00	2016	2016-660001318	MSJV-OK LLC	5	128,850	0	14,174	1,209.00	2015	2015-660001318	MSJV-OK LLC	5	125,969	0	13,857	1,171.00	2014	2014-660001318	MSJV-OK LLC	5	126,946	0	13,705	1,176.00	2013	2013-660001318	MSJV-OK LLC	5	119,461	0	13,052	1,137.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660001318	MSJV-OK LLC	5	185,766	0	16,958	1,408.00																																																																																																																		
2024	2024-660001318	MSJV-OK LLC	5	194,951	0	16,150	1,348.00																																																																																																																		
2023	2023-660001318	MSJV-OK LLC	5	139,829	0	15,381	1,281.00																																																																																																																		
2022	2022-660001318	MSJV-OK LLC	5	138,404	0	14,683	1,221.00																																																																																																																		
2021	2021-660001318	MSJV-OK LLC	5	127,130	0	13,984	1,186.00																																																																																																																		
2020	2020-660001318	MSJV-OK LLC	5	125,090	0	13,760	1,165.00																																																																																																																		
2019	2019-660001318	MSJV-OK LLC	5	120,254	0	13,228	1,146.00																																																																																																																		
2018	2018-660001318	MSJV-OK LLC	5	124,764	0	13,724	1,190.00																																																																																																																		
2017	2017-660001318	MSJV-OK LLC	5	132,259	0	14,548	1,187.00																																																																																																																		
2016	2016-660001318	MSJV-OK LLC	5	128,850	0	14,174	1,209.00																																																																																																																		
2015	2015-660001318	MSJV-OK LLC	5	125,969	0	13,857	1,171.00																																																																																																																		
2014	2014-660001318	MSJV-OK LLC	5	126,946	0	13,705	1,176.00																																																																																																																		
2013	2013-660001318	MSJV-OK LLC	5	119,461	0	13,052	1,137.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:16:31  
 Page 2

Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9495	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,360.00 x 1.31 = 54,182	
Factor Value		
Adjustments	1.0000	
Lot Value	54,182	

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	1,288 / 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



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

Cost Approach		Manual : 01/2025	
Base Cost	100.60	Total Misc Impr	+ 7,474
Roofing Adj	+ 4.56	Garage Cost	+ 14,664
Subfloor Adj	+ -1.16	Total RCN	= 184,941
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 46,235
Plumbing Adj	+ 10.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,706
Adj Base Cost	= 126.40	Lot Value	+ 54,182
Total Area	x 1,288	Indicated Value	= 192,888
Adjusted Cost	= 162,803	Value Per SqFt	149.76

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,706		
Lot Value	54,182		
Indicated Value	192,888	149.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	192,888	149.76	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	3559	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	3560	16x10		160	10.33		1,653



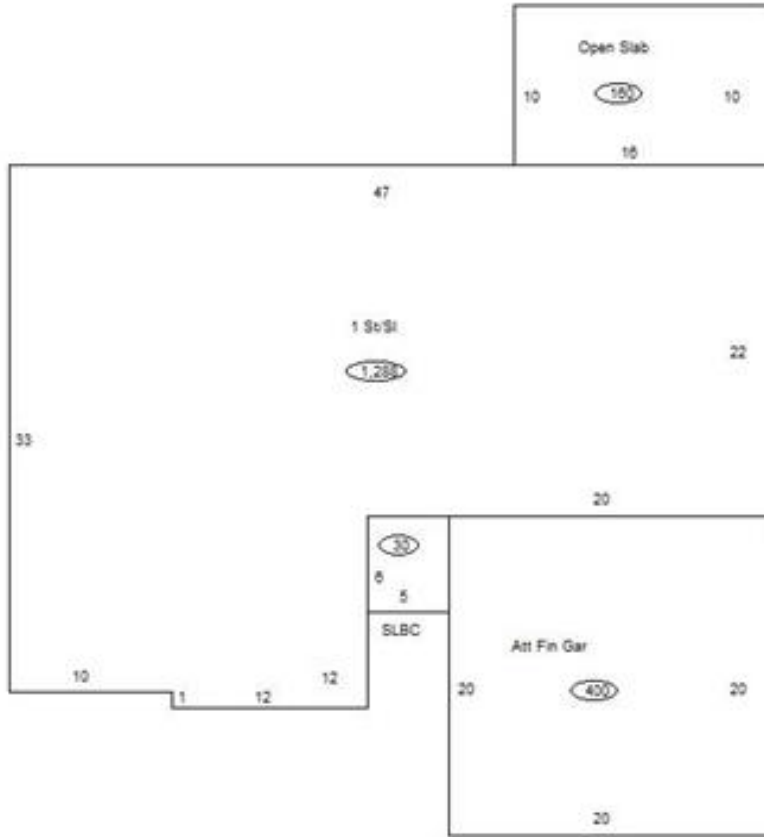
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:16:31  
 Page 3

Sketch Image

660001318



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	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	160	1.000	160
<b>Total Building Area</b>						1,288		1,288