



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:13:16
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001319 Parcel ID 000000-00-0-00498-002-0009 Cadastral ID 02-20-16-03160 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 25165 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0009 / 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>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9915	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,189.00 x 1.31 = 56,578	
Factor Value		
Adjustments	1.0000	
Lot Value	56,578	

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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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,651 / 1,651
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,651
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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	185,975	112.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	215,470		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.00	Total Misc Impr	+	8,484			
Roofing Adj	+ 4.34	Garage Cost	+	15,166			
Subfloor Adj	+ -1.15	Total RCN	=	218,765			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	54,691			
Plumbing Adj	+ 8.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	164,074			
Adj Base Cost	= 118.18	Lot Value	+	56,578			
Total Area	x 1,651	Indicated Value	=	220,652			
Adjusted Cost	= 195,115	Value Per SqFt		133.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,074		
Lot Value	56,578		
Indicated Value	220,652	133.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	220,652	133.65	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	3563	8x6		48	24.12		1,158
PATO	SLAB PORCH - OPEN	3564	17x14		238	9.37		2,230

