




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:16:33
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Assessment Data					Primary Image																																																																																																																				
Account 660001320 Parcel ID 000000-00-0-00498-002-0010 Cadastral ID 02-20-16-03170 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 25175 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0010 / 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 Lot/Long: 36.24673906 -95.57623255 LOT 10 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	1.0008	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,596.00 x 1.31 = 57,087	
Factor Value		
Adjustments	1.0000	
Lot Value	57,087	

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

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	+ 57,087
Total Area	x 1,255	Indicated Value	= 193,472
Adjusted Cost	= 159,799	Value Per SqFt	154.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,385		
Lot Value	57,087		
Indicated Value	193,472	154.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	193,472	154.16	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	3567		6x5	30	24.17		725
PATO	SLAB PORCH - OPEN	3568		15x10	150	10.42		1,563



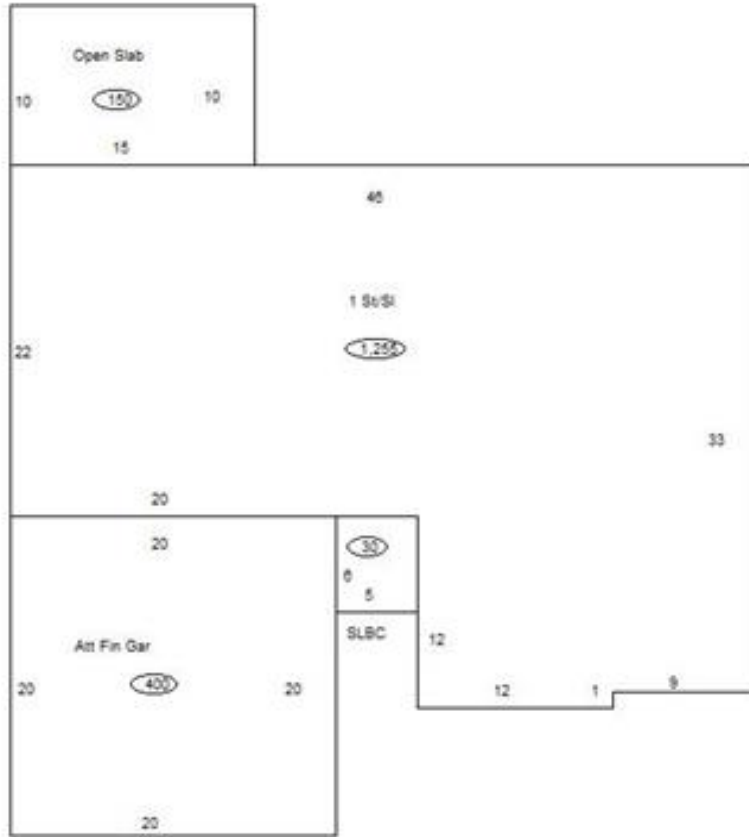
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Sketch Image

660001320



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