



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:21:42
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Assessment Data					Primary Image																																																																																																																				
Account 660001321 Parcel ID 000000-00-0-00498-002-0011 Cadastral ID 02-20-16-03180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 332448 JOHNSON, ALISON 25185 S HACKAMORE RD W CLAREMORE OK 74019-0000 Parcel Location Situs 25185 S HACKAMORE RD W Subdivision MEADOWRANCH II AMD Lot/Block 0011 / 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: 36.24645954 -95.57620407 LOT 11 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	0.9865							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	42,971.00 x 1.31 = 56,292			D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-8\IMG_		9/8/2021		
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	56,292			Gross Rent				0.00
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code				1 Test
Quality	2.5 - Fair			Adusted R				0.8445
Architecture	TRAD TRADITIONAL			Indicated Value				203,751 123.41 Per SqFt
Style	100% One Story			Direct Comparables				
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl			Selection Model				A Adam Test
Base/Total Area	1,651 / 1,651			Adjustment Model				1 2022 Residential
Style	100% One Story			Comparables				6
HVAC	100% Warmed & Cooled Air			Indicated Value				224,540 Per SqFt
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,651			Selected Approach				Cost Approach
Fixture/RghIn	14 /			Improvements				166,434
Bed/F/H Bath	3 / 2.0 /			Lot Value				56,292
Basement Area				Indicated Value				222,726 134.90 Per SqFt
Garage Type	400 Attached Garage - Finished			Agland Value				
Remodel				Site Improvements				19,563
Year/Eff Age	1999 / 20			Total Value				242,289 146.75 Total Value Per SqFt
Cost Approach				Manual : 01/2025				
Base Cost	95.00	Total Misc Impr	+	8,484				
Roofing Adj	+ 4.34	Garage Cost	+	14,664				
Subfloor Adj	+ -1.15	Total RCN	=	221,912				
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	55,478				
Plumbing Adj	+ 10.73	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	166,434				
Adj Base Cost	= 120.39	Lot Value	+	56,292				
Total Area	x 1,651	Indicated Value	=	222,726				
Adjusted Cost	= 198,764	Value Per SqFt		134.90				
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	3571		8x6	48	24.12		1,158
PATO	SLAB PORCH - OPEN	3572		17x14	238	9.37		2,230

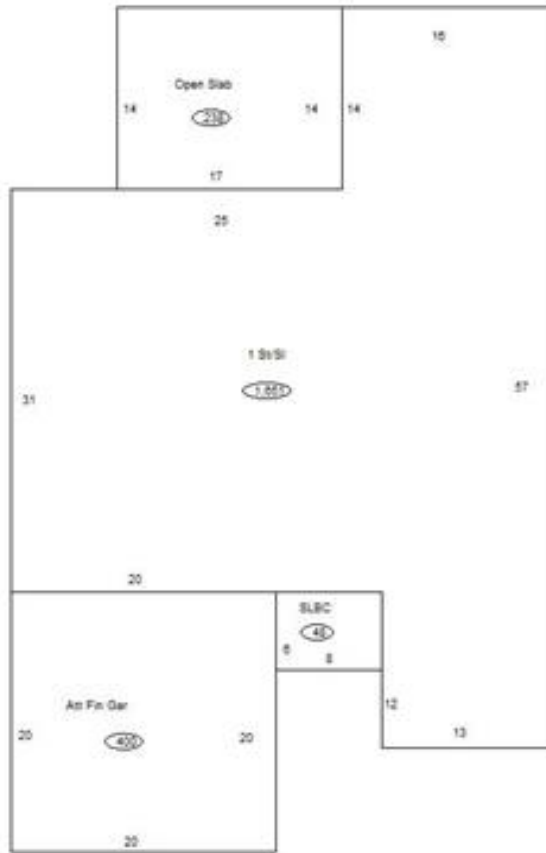


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,651	1.000	1,651
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PATO		10	Open Slab	238	1.000	238
Total Building Area						1,651		1,651



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x30x10	Concrete	Formed Metal	720
	Qual 2.5	Cond 3	Year 2017	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (31.23 x 720)	22,486	22,486	2,923	19,563