




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:26:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001323 Parcel ID 000000-00-0-00498-002-0013 Cadastral ID 02-20-16-03200 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 333898 FANSLER, LEAH C 14353 E HACKAMORE RD S CLAREMORE OK 74019-0000 Parcel Location Situs 14353 E HACKAMORE RD Subdivision MEADOWRANCH II AMD Lot/Block 0013 / 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: 36.24638417 -95.57514486 LOT 13 BLOCK 2 MEADOWRANCH 2 AMD																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0938	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,648.00 x 1.25 = 59,721	
Factor Value		
Adjustments	1.0000	
Lot Value	59,721	

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	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,366
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18



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

Cost Approach		Manual : 01/2025	
Base Cost	101.44	Total Misc Impr	+ 725
Roofing Adj	+ 4.62	Garage Cost	+ 11,700
Subfloor Adj	+ -1.21	Total RCN	= 189,035
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 41,588
Plumbing Adj	+ 12.97	Lump Sums	+ 2,372
Basement Adj	+ 0.00	RCNLD	= 149,819
Adj Base Cost	= 129.29	Lot Value	+ 59,721
Total Area	x 1,366	Indicated Value	= 209,540
Adjusted Cost	= 176,610	Value Per SqFt	153.40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,532	124.84	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	199,770 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,819		
Lot Value	59,721		
Indicated Value	209,540	153.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,540	153.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3581	6x5		30	24.17		725
WODO	WOOD DECK - OPEN	3582	12x12		144	23.53	30%	2,372

