



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:16:37
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Assessment Data					Primary Image																																																																																																																				
Account 660001324 Parcel ID 000000-00-0-00498-002-0014 Cadastral ID 02-20-16-03210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 336498 HILL, MARK A & SANDI L 25160 SINGLETREE LN CLAREMORE OK 74019-0000 Parcel Location Situs 25160 SINGLETREE LN Subdivision MEADOWRANCH II AMD Lot/Block 0014 / 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: 36.24637852 -95.57443606 LOT 14 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 1.0795 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,022.00 x 1.26 = 59,314 Factor Value Adjustments 1.0000 Lot Value 59,314		

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	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,366
Fixture/RghIn	19 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

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	4		
Indicated Value	219,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+ 6,342				
Roofing Adj	+ 4.62	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.21	Total RCN	= 203,681				
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 44,810				
Plumbing Adj	+ 17.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 158,871				
Adj Base Cost	= 133.73	Lot Value	+ 59,314				
Total Area	x 1,366	Indicated Value	= 218,185				
Adjusted Cost	= 182,675	Value Per SqFt	159.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,871		
Lot Value	59,314		
Indicated Value	218,185	159.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,185	159.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	Porch	3585	14x5		70	24.05		1,684
PATO	Patio - Open	3586	573		573	8.13		4,658



Rogers

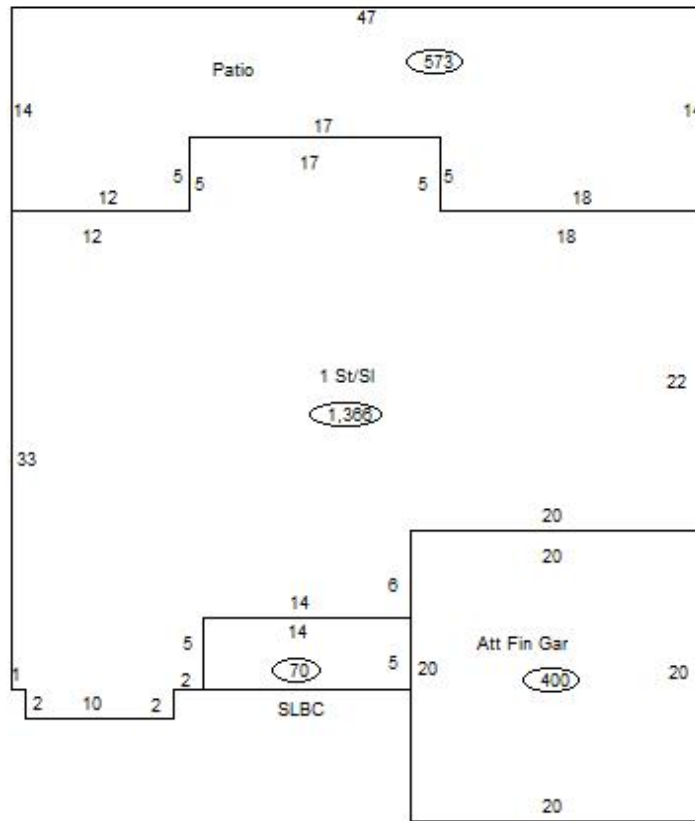
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Sketch Image

660001324



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,366	1.000	1,366
2	G	5	Slab	13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PATO		13	Patio	573	1.000	573
Total Building Area						1,366		1,366