



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:14:05
 Page 1

Assessment Data				Primary Image															
Account 660001325 Parcel ID 000000-00-0-00498-002-0015 Cadastral ID 02-20-16-03220 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 25140 SINGLETREE LN Subdivision MEADOWRANCH II AMD Lot/Block 0015 / 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: 36.24691378 -95.57477281										Building Permits									
LOT 15 BLOCK 2 MEADOWRANCH 2 AMD				<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>7465</td> <td>NEW HOME</td> <td>06/2002</td> <td>09/2002</td> <td>65,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	7465	NEW HOME	06/2002	09/2002	65,000
Number	Description	Opened	Closed	Amount															
7465	NEW HOME	06/2002	09/2002	65,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1791/615	MARINSHIP JOINT VENTURE	06/29/2006	0	4										
					1387/9	YORK, DICK CO-TRUSTEE &~JIM SEIF	06/25/2002	0	16										
					1387/7	YORK, DICK TRUSTEE OF LYLE-& LEL	06/07/2002	0	16										
					1387/8	YORK, DICK	06/07/2002	0	16										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	0	Land Value	71,738	26,453	11%	2,910	Assessed	17,329	1,439.17										
Year Frozen	0	Improvements	150,035	131,079		14,419	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	221,773	157,532		17,329	Total Taxable	17,329	1,439.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660001325	MSJV-OK LLC	5	213,889	0	16,503	1,371.00												
2024	2024-660001325	MSJV-OK LLC	5	224,239	0	15,717	1,312.00												
2023	2023-660001325	MSJV-OK LLC	5	136,083	0	14,969	1,246.00												
2022	2022-660001325	MSJV-OK LLC	5	137,524	0	14,279	1,188.00												
2021	2021-660001325	MSJV-OK LLC	5	123,627	0	13,599	1,154.00												
2020	2020-660001325	MSJV-OK LLC	5	122,775	0	13,498	1,143.00												
2019	2019-660001325	MSJV-OK LLC	5	116,863	0	12,855	1,113.00												
2018	2018-660001325	MSJV-OK LLC	5	121,062	0	13,317	1,154.00												
2017	2017-660001325	MSJV-OK LLC	5	136,484	0	15,013	1,224.00												
2016	2016-660001325	MSJV-OK LLC	5	132,943	0	14,624	1,247.00												
2015	2015-660001325	MSJV-OK LLC	5	129,944	0	14,294	1,208.00												
2014	2014-660001325	MSJV-OK LLC	5	132,130	0	14,337	1,230.00												
2013	2013-660001325	MSJV-OK LLC	5	124,196	0	13,654	1,189.00												



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:14:05
 Page 2

Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.5183 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 66,136.00 x 1.08 = 71,738 Factor Value Adjustments 1.0000 Lot Value 71,738		<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-8\IMG_ 9/8/2021</p>

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	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+ 1,684	Roofing Adj	+ 4.62	Garage Cost	+ 14,664
Subfloor Adj	+ -1.21	Total RCN	= 189,311	Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 41,648
Plumbing Adj	+ 10.30	Lump Sums	+ 2,372	Basement Adj	+ 0.00	RCNLD	= 150,035
Adj Base Cost	= 126.62	Lot Value	+ 71,738	Total Area	x 1,366	Indicated Value	= 221,773
		Value Per SqFt	162.35	Adjusted Cost	= 172,963		



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

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	2		
Indicated Value	144,790		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,035		
Lot Value	71,738		
Indicated Value	221,773	162.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,773	162.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3589	14x5		70	24.05		1,684
WODO	WOOD DECK - OPEN	3590	12x12		144	23.53	30%	2,372



Rogers

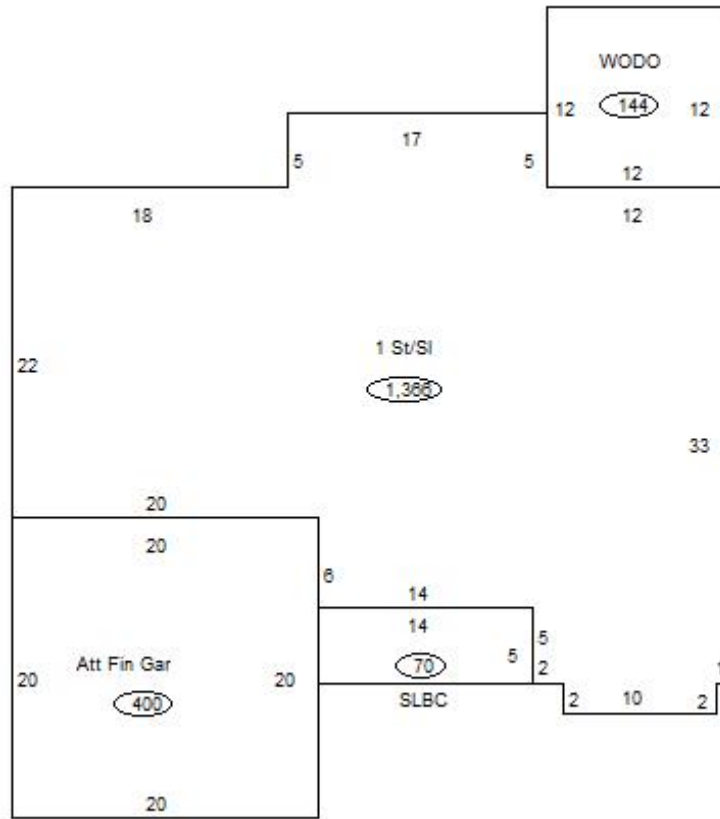
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:14:05
 Page 3

Sketch Image

660001325



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	WODO		13	WODO	144	1.000	144
Total Building Area						1,366		1,366