



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:49:55
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Assessment Data					Primary Image																																																																																																																				
Account 660001326 Parcel ID 000000-00-0-00498-002-0016 Cadastral ID 02-20-16-03230 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 317901 HILL, JACKIE P & JULIE A COFFMAN 25120 SINGLETREE LN CLAREMORE OK 74017-0000 Parcel Location Situs 25120 SINGLETREE LN Subdivision MEADOWRANCH II AMD Lot/Block 0016 / 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>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4286		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	62,232.00 x 1.11 = 69,200		
Factor Value			
Adjustments	1.0000		
Lot Value	69,200		



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, Wood
Base/Total Area	1,222 / 1,222
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,222
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,938	140.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	86,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.44	Total Misc Impr	+	2,317			
Roofing Adj	+ 4.54	Garage Cost	+	15,166			
Subfloor Adj	+ -1.15	Total RCN	=	172,457			
Heat/Cool Adj	+ 11.47	Depreciation (16%)	-	27,593			
Plumbing Adj	+ 11.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	144,864			
Adj Base Cost	= 126.82	Lot Value	+	69,200			
Total Area	x 1,222	Indicated Value	=	214,064			
Adjusted Cost	= 154,974	Value Per SqFt		175.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,864		
Lot Value	69,200		
Indicated Value	214,064	175.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	214,064	175.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	3593	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	3594	13x4		52	24.10		1,253



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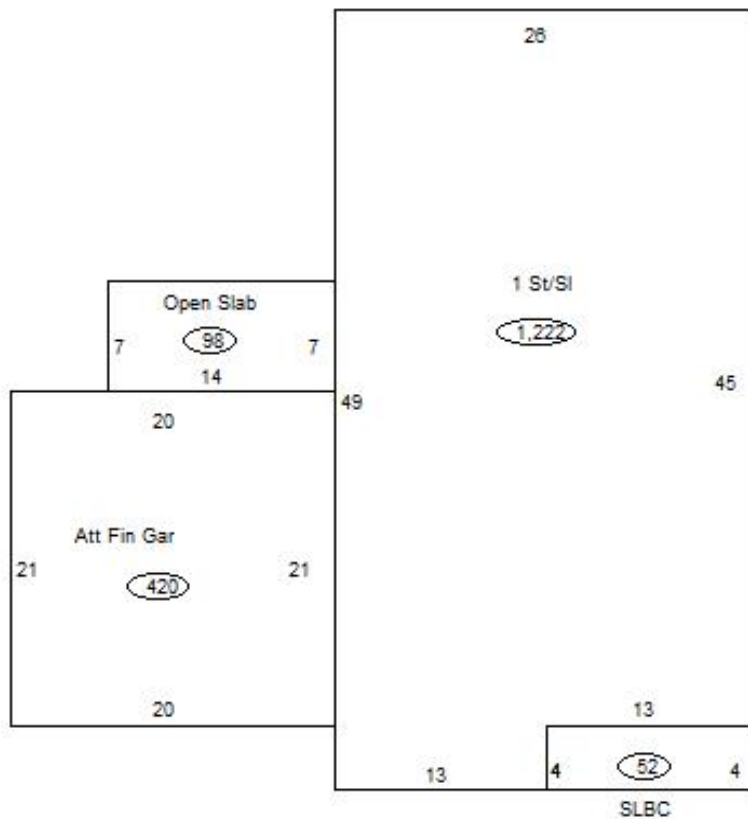
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Sketch Image

660001326



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,222	1.000	1,222
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,222		1,222