



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:13:06
Page 1

Assessment Data					Primary Image																																																																																																																			
Account 660001338 Parcel ID 000000-00-0-00501-001-0039 Cadastral ID 02-20-16-03350 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 314573 RLFVF LLC 24802 S WELLS RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 14436 E HACKAMORE RD Subdivision MEADOWRANCH III Lot/Block 0039 / 0001 Parcel Size .97 - 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\2021-9-1\IMG_ 9/1/2021</p>																																																																																																																			
Legal Description Lat/Long: 36.24540830 -95.57176842 TR DESC 2023-017234 AS BEING PT OF LOT 39 BLOCK 1 MEADOWRANCH 3 RE-AMNDED; BEG NE/C SAID LOT 39; S01.3329E 307.66'; S86.1625W 12.93'; S00.5742W 98.98'; N01.3535W 407.82'; N88 3345E 100.02' TO POB.																																																																																																																								
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Page 2

Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	39,204.00 x 1.31 = 51,357	
Factor Value		
Adjustments	1.0000	
Lot Value	51,357	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,448 / 2,008
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,448
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	357 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	203,497	101.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	236,080		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,348		
Lot Value	51,357		
Indicated Value	224,705	111.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	224,705	111.90	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	81.49	Total Misc Impr	+	12,287			
Roofing Adj	+ 3.16	Garage Cost	+	13,466			
Subfloor Adj	+ -0.85	Total RCN	=	231,131			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	57,783			
Plumbing Adj	+ 7.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	173,348			
Adj Base Cost	= 102.28	Lot Value	+	51,357			
Total Area	x 2,008	Indicated Value	=	224,705			
Adjusted Cost	= 205,378	Value Per SqFt		111.90			

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	3611	22x5		110	23.92		2,631
PRCH	SLAB PORCH - COVERED	3612	16x8		128	23.84		3,052
PATO	SLAB PORCH - OPEN	3613	16x9		144	10.47		1,508



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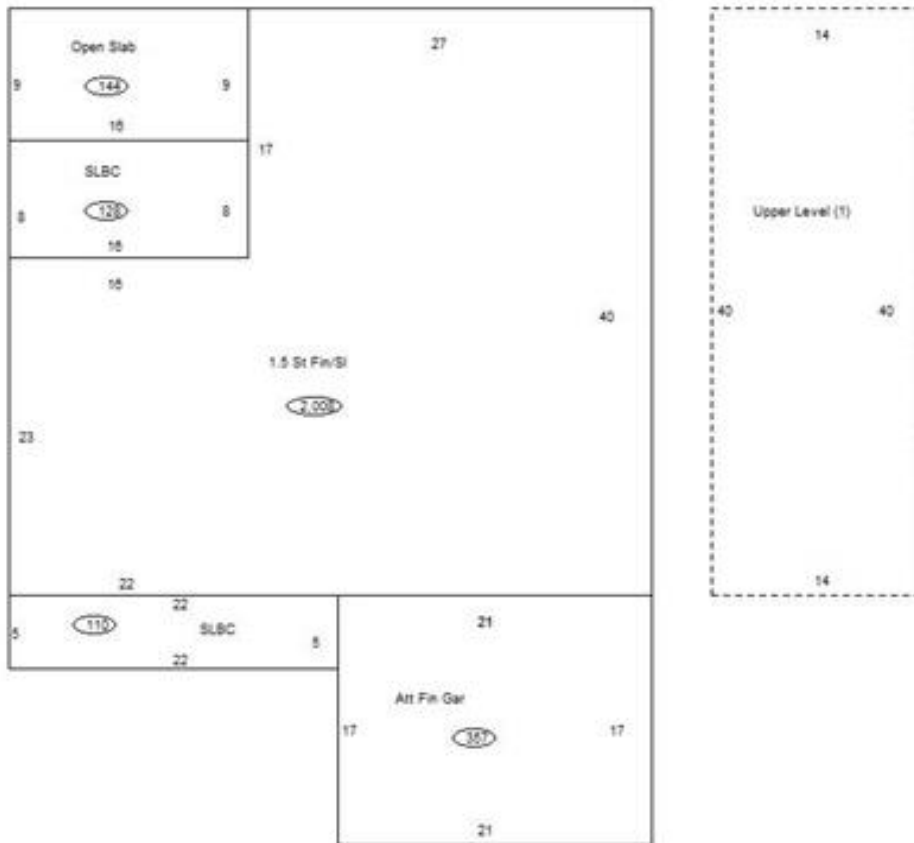
Date 04/18/2026

Time 08:13:07

Page 3

Sketch Image

660001338



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,448	1.387	2,008
2	G	5		10	Att Fin Gar	357	1.000	357
3	M	PRCH		10	SLBC	110	1.000	110
4	M	PRCH		10	SLBC	128	1.000	128
5	M	PATO		10	Open Slab	144	1.000	144
6	U	^UL		10	Upper Level (1)	560	1.000	560
Total Building Area						1,448		2,008