




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:15:12
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Assessment Data					Primary Image																																																																																																																				
Account 660001340 Parcel ID 000000-00-0-00501-001-0040 Cadastral ID 02-20-16-03360 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 344572 WAGNER, JENNA 14426 E HACKAMORE RD S CLAREMORE OK 74019-0000 Parcel Location Situs 14426 E HACKAMORE RD Subdivision MEADOWRANCH III Lot/Block 0040 / 0001 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\2021-9-1\IMG_ 9/1/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24539096 -95.57208499 LOT 40 BLOCK 1 MEADOWRANCH 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.877 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,203.00 x 1.31 = 50,046 Factor Value Adjustments 1.4694 Lot Value 73,538		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-1\IMG_ 9/1/2021

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	11 /
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	173,413	126.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	190,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+ 725				
Roofing Adj	+ 4.62	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.21	Total RCN	= 188,352				
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 41,437				
Plumbing Adj	+ 10.30	Lump Sums	+ 2,372				
Basement Adj	+ 0.00	RCNLD	= 149,287				
Adj Base Cost	= 126.62	Lot Value	+ 73,538				
Total Area	x 1,366	Indicated Value	= 222,825				
Adjusted Cost	= 172,963	Value Per SqFt	163.12				

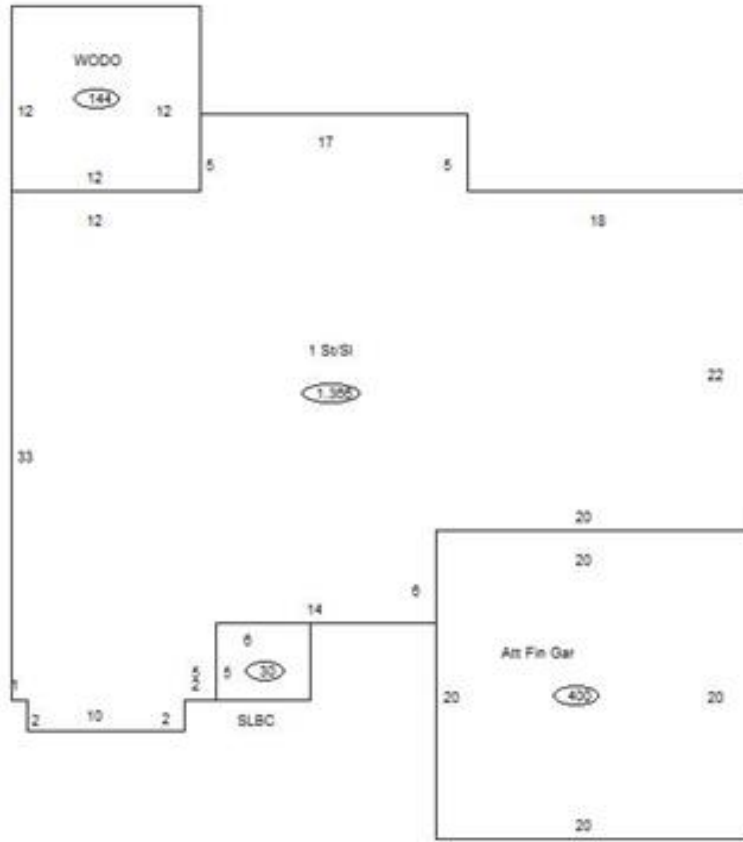
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,287		
Lot Value	73,538		
Indicated Value	222,825	163.12	Per SqFt
Agland Value			
Site Improvements	2,881		
Total Value	225,706	165.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	3621	12x12		144	23.53	30%	2,372
PRCH	SLAB PORCH - COVERED	3622	6x5		30	24.17		725



Sketch Image

660001340



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,366	1.000	1,366
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	WODO		10	WODO	144	1.000	144
4	M	PRCH		10	SLBC	30	1.000	30
Total Building Area						1,366		1,366



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Formed Metal	100
	Qual	2	Cond 3	Year 2015	Eff Age 8	

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (22.85 x 100)	2,285		2,285	845	1,440

	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,227	1,441