



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660001343 <b>Parcel ID</b> 000000-00-0-00501-002-0018 <b>Cadastral ID</b> 02-20-16-03380 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 301811 WATTERS, DAVID M & LAURA M CAMPBELL  PO BOX 494 INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 25202 E HACKAMORE RD <b>Subdivision</b> MEADOWRANCH III <b>Lot/Block</b> 0018 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 5 <b>Neighborhood</b> 1127 - R-V01,3,4-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.24632143 -95.57138478										<b>Building Permits</b>																																												
<b>LOT 18 BLOCK 2 MEADOWRANCH 3</b>					<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					/	CAMPBELL, LAURA M	08/12/2019	0	4																																													
					2071/250	GREENTOP LLC	11/20/2009	130,000	YES																																													
					1981/91	WRX	08/31/2008	0	4																																													
					1791/617	YORK, DICK & LISA K NUNN-YORK	06/29/2006	0	4																																													
					0/0	SELLER	10/24/1997	0	No																																													
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2010</td> <td>Land Value 53,825</td> <td>41,737</td> <td>11%</td> <td>4,591</td> <td>Assessed</td> <td>19,946</td> <td>1,656.52</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 139,594</td> <td>139,594</td> <td></td> <td>15,355</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 193,419</td> <td>181,331</td> <td></td> <td>19,946</td> <td>Total Taxable</td> <td>19,946</td> <td>1,657.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2010	Land Value 53,825	41,737	11%	4,591	Assessed	19,946	1,656.52	Year Frozen	0	Improvements 139,594	139,594		15,355	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 193,419	181,331		19,946	Total Taxable	19,946	1,657.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001343	WATTERS, DAVID M &	5	191,861	0	18,997	1,578.00																																															
2024	2024-660001343	WATTERS, DAVID M &	5	200,985	0	18,092	1,510.00																																															
2023	2023-660001343	WATTERS, DAVID M &	5	156,642	0	17,231	1,435.00																																															
2022	2022-660001343	WATTERS, DAVID M &	5	160,431	0	17,369	1,445.00																																															
2021	2021-660001343	WATTERS, DAVID M &	5	150,380	0	16,542	1,403.00																																															
2020	2020-660001343	WATTERS, DAVID M &	5	147,913	0	16,270	1,377.00																																															
2019	2019-660001343	WATTERS, DAVID M &	5	141,930	0	15,612	1,352.00																																															
2018	2018-660001343	CAMPBELL, LAURA M	5	145,991	0	16,059	1,392.00																																															
2017	2017-660001343	CAMPBELL, LAURA M	5	144,822	0	15,930	1,299.00																																															
2016	2016-660001343	CAMPBELL, LAURA M	5	141,071	0	15,518	1,324.00																																															
2015	2015-660001343	CAMPBELL, LAURA M	5	137,585	0	15,134	1,279.00																																															
2014	2014-660001343	CAMPBELL, LAURA M	5	138,692	0	15,038	1,291.00																																															
2013	2013-660001343	CAMPBELL, LAURA M	5	130,739	0	14,322	1,248.00																																															



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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9433 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,088.00 x 1.31 = 53,825 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,825		

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

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	80% Frame, Siding, Wood 20% Veneer, Masonry
<b>Base/Total Area</b>	1,358 / 1,680
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,358
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	441 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	182,568	108.67	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	219,500		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	87.95	<b>Total Misc Impr</b>	+ 10,188				
<b>Roofing Adj</b>	+ 3.66	<b>Garage Cost</b>	+ 15,678				
<b>Subfloor Adj</b>	+ -0.96	<b>Total RCN</b>	= 211,506				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 34%)</b>	- 71,912				
<b>Plumbing Adj</b>	+ 8.38	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 139,594				
<b>Adj Base Cost</b>	= 110.50	<b>Lot Value</b>	+ 53,825				
<b>Total Area</b>	x 1,680	<b>Indicated Value</b>	= 193,419				
<b>Adjusted Cost</b>	= 185,640	<b>Value Per SqFt</b>	115.13				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	139,594		
<b>Lot Value</b>	53,825		
<b>Indicated Value</b>	193,419	115.13	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	193,419	115.13	Total Value Per SqFt

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	3634	17x5		85	24.00	2,040
PRCH	SLAB PORCH - COVERED	3635	16x8		128	23.84	3,052



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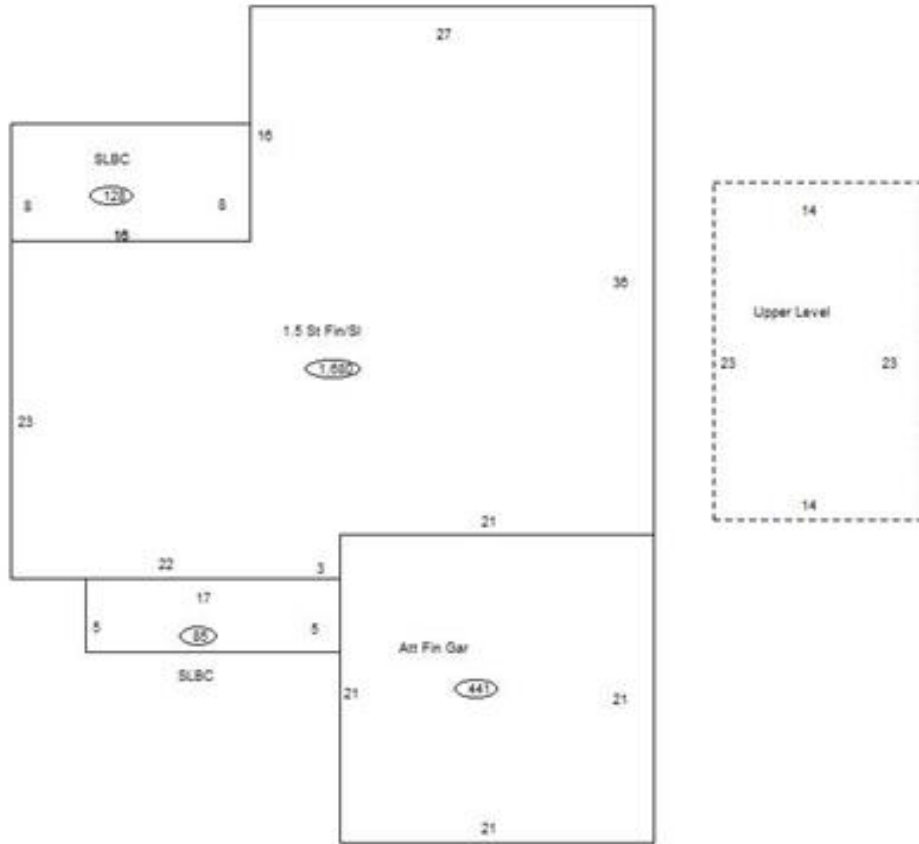
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### Sketch Image

660001343



### 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	1,358	1.237	1,680
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	SLBC	85	1.000	85
4	M	PRCH		10	SLBC	128	1.000	128
5	U	^UL	Overhang	10	Upper Level	322	1.000	322
<b>Total Building Area</b>						<b>1,358</b>		<b>1,680</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRNR	Greenhouse - Residential NV	8x15x8	Plank	Galvanized Metal	120
	Qual 4	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (4% Phys/ 100% Func)	RCNLD
Base Cost (18.06 x 120)	2,167		2,167	2,167