



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660001359								
Parcel ID	000000-00-0-00501-003-0007								
Cadastral ID	02-20-16-03520								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 3							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	297326								
LOT4X LLC									
115 N CHEROKEE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	25145 S HACKAMORE RD E								
Subdivision	MEADOWRANCH III								
Lot/Block	0007 / 0003	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								
Legal Description Lat/Long: 36.24711876 -95.56976086									
Building Permits									
LOT 7 BLOCK 3 MEADOWRANCH 3									
Number	Description	Opened	Closed	Amount					
6260	NEW HOME R2	09/2000	01/2001						
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					1935/663	TMX-OK LLC	02/27/2008	0	4
					1433/121	WRX JOINT VENTURE	11/26/2002	0	16
					1433/112	GILSON, WILLARD G &	11/18/2002	0	16
					1415/429	YORK, DICK CO-TRUSTEE &	10/18/2002	0	16
					1274/674	VREX LLC	03/02/2001	0	No
					1266/168	YORK, DICK CO-TRUSTEE &~JIM SEIF	01/16/2001	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2003	Land Value	83,277	35,798	11%	3,938	Assessed	20,524	1,704.52
Year Frozen	0	Improvements	150,784	150,784		16,586	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	234,061	186,582		20,524	Total Taxable	20,524	1,705.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001359	LOT4X LLC	5	229,933	0	19,547	1,623.00		
2024	2024-660001359	LOT4X LLC	5	239,899	0	18,616	1,554.00		
2023	2023-660001359	LOT4X LLC	5	165,558	0	17,730	1,476.00		
2022	2022-660001359	LOT4X LLC	5	165,552	0	16,885	1,404.00		
2021	2021-660001359	LOT4X LLC	5	146,195	0	16,081	1,364.00		
2020	2020-660001359	LOT4X LLC	5	145,180	0	15,934	1,349.00		
2019	2019-660001359	LOT4X LLC	5	137,958	0	15,175	1,314.00		
2018	2018-660001359	LOT4X LLC	5	141,750	0	15,593	1,352.00		
2017	2017-660001359	LOT4X LLC	5	140,602	0	15,466	1,261.00		
2016	2016-660001359	LOT4X LLC	5	136,926	0	15,062	1,285.00		
2015	2015-660001359	LOT4X LLC	5	133,794	0	14,717	1,243.00		
2014	2014-660001359	LOT4X LLC	5	136,059	0	14,688	1,261.00		
2013	2013-660001359	LOT4X LLC	5	127,944	0	13,989	1,219.00		



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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.9258 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 83,889.00 x .99 = 83,277 Factor Value Adjustments 1.0000 Lot Value 83,277		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,369 / 1,369
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,369
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 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	171,803	125.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	208,430		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.40	Total Misc Impr	+ 7,864				
Roofing Adj	+ 4.62	Garage Cost	+ 15,678				
Subfloor Adj	+ -1.21	Total RCN	= 196,803				
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 49,201				
Plumbing Adj	+ 10.28	Lump Sums	+ 3,182				
Basement Adj	+ 0.00	RCNLD	= 150,784				
Adj Base Cost	= 126.56	Lot Value	+ 83,277				
Total Area	x 1,369	Indicated Value	= 234,061				
Adjusted Cost	= 173,261	Value Per SqFt	170.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,784		
Lot Value	83,277		
Indicated Value	234,061	170.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,061	170.97	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
WODO	WOOD DECK - OPEN	3692	24x10		240	18.94	30%	3,182
PRCH	SLAB PORCH - COVERED	3693	16x5		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	3694	7x5		35	24.16		846



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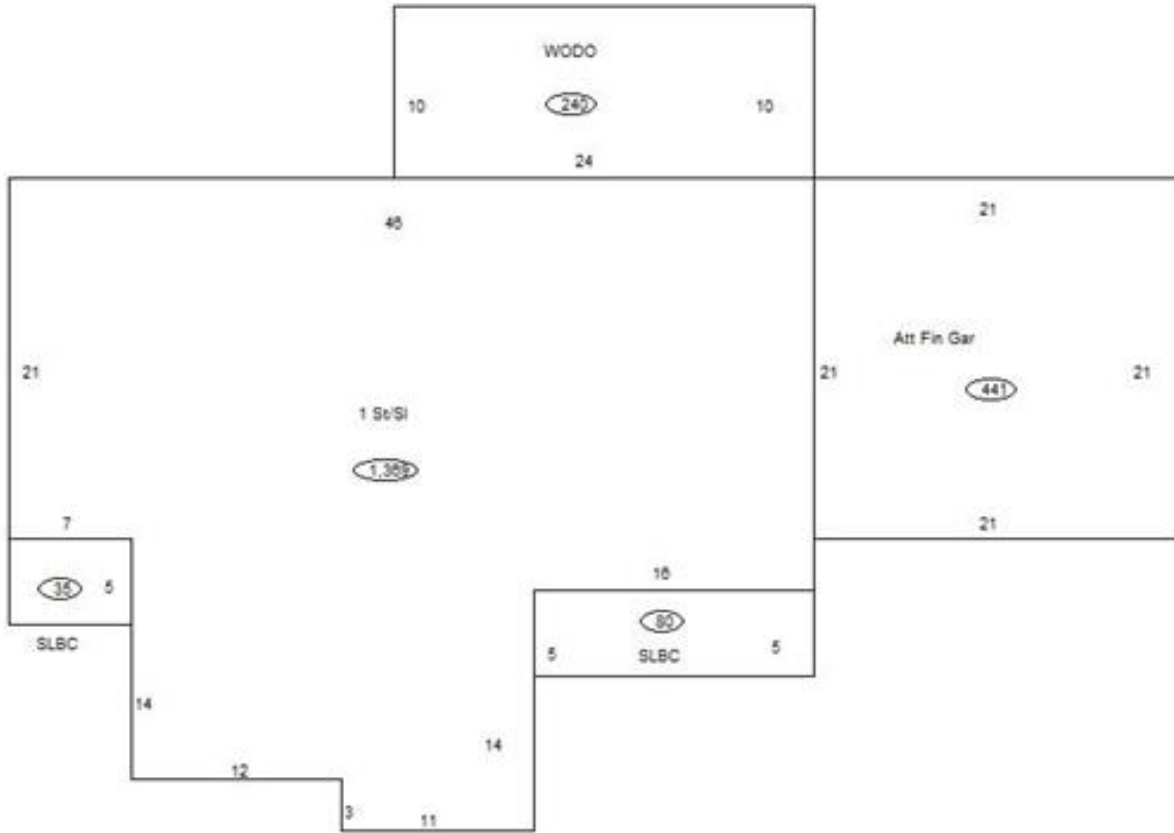
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Sketch Image

660001359



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,369	1.000	1,369
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	WODO		10	WODO	240	1.000	240
4	M	PRCH		10	SLBC	80	1.000	80
5	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						1,369		1,369