



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	660001360								
Parcel ID	000000-00-0-00501-003-0008								
Cadastral ID	02-20-16-03530								
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	25165 S HACKAMORE RD E								
Subdivision	MEADOWRANCH III								
Lot/Block	0008 / 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: 36.24678902 -95.56978467									
Building Permits									
LOT 8 BLOCK 3 MEADOWRANCH 3									
Number	Description	Opened	Closed	Amount					
6676	NEW HOME	03/2001	09/2001	55,620					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1935/664	TMX-OK LLC	02/27/2008	0	4
					1433/122	WRX JOINT VENTURE	11/26/2002	0	16
					1433/113	GILSON, WILLARD G &	11/18/2002	0	16
					1415/428	YORK, DICK CO-TRUSTEE &	10/18/2002	0	16
					1277/806	BASLER, J D & ASSOCIATES-INC	03/26/2001	0	No
					1277/804	YORK, DICK TRUSTEE OF LYLE-& LEI	03/19/2001	66,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2003	Land Value	80,665	26,992	11%	2,969	Assessed	17,382	1,443.58
Year Frozen	0	Improvements	142,442	131,025		14,413	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	223,107	158,017		17,382	Total Taxable	17,382	1,444.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001360	LOT4X LLC	5	218,870	0	16,554	1,375.00		
2024	2024-660001360	LOT4X LLC	5	228,856	0	15,766	1,316.00		
2023	2023-660001360	LOT4X LLC	5	136,502	0	15,015	1,250.00		
2022	2022-660001360	LOT4X LLC	5	134,978	0	14,848	1,235.00		
2021	2021-660001360	LOT4X LLC	5	128,566	0	14,142	1,200.00		
2020	2020-660001360	LOT4X LLC	5	126,510	0	13,916	1,178.00		
2019	2019-660001360	LOT4X LLC	5	121,474	0	13,362	1,157.00		
2018	2018-660001360	LOT4X LLC	5	125,974	0	13,857	1,201.00		
2017	2017-660001360	LOT4X LLC	5	133,413	0	14,675	1,197.00		
2016	2016-660001360	LOT4X LLC	5	129,965	0	14,296	1,219.00		
2015	2015-660001360	LOT4X LLC	5	127,017	0	13,972	1,180.00		
2014	2014-660001360	LOT4X LLC	5	128,013	0	13,908	1,194.00		
2013	2013-660001360	LOT4X LLC	5	120,437	0	13,246	1,154.00		



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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.8336		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	79,870.00 x 1.01 = 80,665		
Factor Value			
Adjustments	1.0000		
Lot Value	80,665		



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-31\IMG 8/31/2021

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	1,294 / 1,294
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,294
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	168,388	130.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	178,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.39	Total Misc Impr	+ 1,802				
Roofing Adj	+ 4.66	Garage Cost	+ 15,646				
Subfloor Adj	+ -1.21	Total RCN	= 183,326				
Heat/Cool Adj	+ 11.47	Depreciation (24%)	- 43,998				
Plumbing Adj	+ 10.88	Lump Sums	+ 3,114				
Basement Adj	+ 0.00	RCNLD	= 142,442				
Adj Base Cost	= 128.19	Lot Value	+ 80,665				
Total Area	x 1,294	Indicated Value	= 223,107				
Adjusted Cost	= 165,878	Value Per SqFt	172.42				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,442		
Lot Value	80,665		
Indicated Value	223,107	172.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,107	172.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	3697	19x12		228	19.51	30%	3,114
PRCH	SLAB PORCH - COVERED	3698	15x5		75	24.03		1,802

