



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:49:25
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Assessment Data					Primary Image																																																																																																																				
Account 660001364 Parcel ID 000000-00-0-00501-003-0010 Cadastral ID 02-20-16-03550 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 25225 E HACKAMORE RD Subdivision MEADOWRANCH III Lot/Block 0010 / 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					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-31\IMG 8/31/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24615679 -95.56977075 LOT 10 BLOCK 3 MEADOWRANCH 3																																																																																																																									
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.8995		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	82,744.00 x 1.00 = 82,533		
Factor Value			
Adjustments	1.0000		
Lot Value	82,533		



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	8
Indicated Value	175,550 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.39	Total Misc Impr	+	1,445	
Roofing Adj	+ 4.66	Garage Cost	+	15,646	
Subfloor Adj	+ -1.21	Total RCN	=	182,969	
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	43,913	
Plumbing Adj	+ 10.88	Lump Sums	+	4,546	
Basement Adj	+ 0.00	RCNLD	=	143,602	
Adj Base Cost	= 128.19	Lot Value	+	82,533	
Total Area	x 1,294	Indicated Value	=	226,135	
Adjusted Cost	= 165,878	Value Per SqFt		174.76	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,602		
Lot Value	82,533		
Indicated Value	226,135	174.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,135	174.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136946	15x4		60	24.08		1,445
WODO	Wood Deck - Open	183059	20x12		240	18.94		4,546



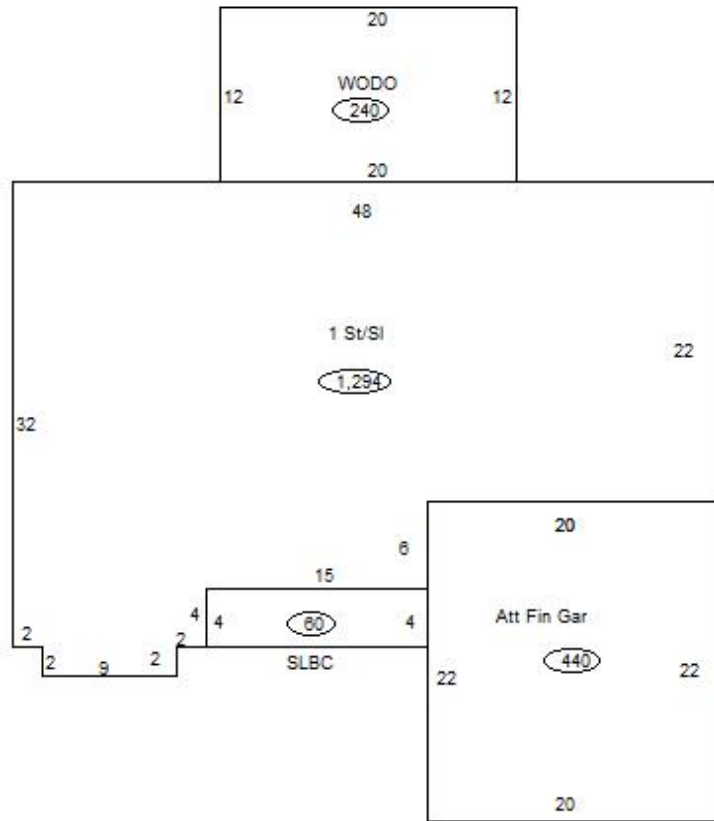
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Sketch Image

660001364



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,294	1.000	1,294
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	60	1.000	60
4	M	WODO		13	WODO	240	1.000	240
Total Building Area						1,294		1,294