



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:14:22
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Assessment Data					Primary Image																																																																																																																				
Account 660001365 Parcel ID 000000-00-0-00501-003-0014 Cadastral ID 02-20-16-03555 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 25305 S HACKAMORE RD E Subdivision MEADOWRANCH III Lot/Block 0014 / 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 Lat/Long: 36.24466898 -95.57024669 LOT 14 BLOCK 3 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 1.1051 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,138.00 x 1.25 = 60,039 Factor Value Adjustments 1.0000 Lot Value 60,039		

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

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-31\IMG 8/31/2021	
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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	170,532	124.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	178,500		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,193		
Lot Value	60,039		
Indicated Value	209,232	153.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,232	153.17	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+ 605				
Roofing Adj	+ 4.62	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.21	Total RCN	= 188,232				
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 41,411				
Plumbing Adj	+ 10.30	Lump Sums	+ 2,372				
Basement Adj	+ 0.00	RCNLD	= 149,193				
Adj Base Cost	= 126.62	Lot Value	+ 60,039				
Total Area	x 1,366	Indicated Value	= 209,232				
Adjusted Cost	= 172,963	Value Per SqFt	153.17				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3717	5x5		25	24.19		605
WODO	WOOD DECK - OPEN	3718	12x12		144	23.53	30%	2,372



Rogers

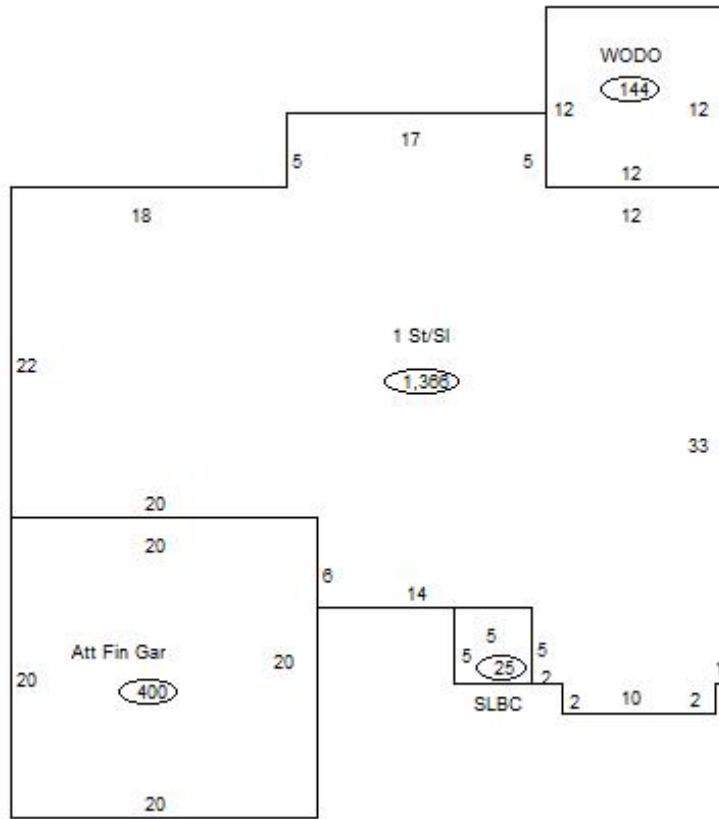
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Sketch Image

660001365



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,366	1.000	1,366
2	G	5	Slab	13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	25	1.000	25
4	M	WODO		13	WODO	144	1.000	144
Total Building Area						1,366		1,366