



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 660000112 Parcel ID 000000-00-0-00357-002-0001 Cadastral ID 01-20-15-03680 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 329697 MEEKS, DAVID G & MEGAN 25556 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25556 S 4130 RD Subdivision GREEN OASIS Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					<p>660000112_001.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24144749 -95.65539385 LOT 1 BLOCK 2 GREEN OASIS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0797	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,030.00 x 1.54 = 72,568	
Factor Value		
Adjustments	1.0000	
Lot Value	72,568	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Vinyl
Base/Total Area	1,634 / 1,634
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,634
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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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	197,932	121.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	210,060 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,462		
Lot Value	72,568		
Indicated Value	225,030	137.72	Per SqFt
Agland Value			
Site Improvements	4,672		
Total Value	229,702	140.58	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.12	Total Misc Impr	+	21,423			
Roofing Adj	+ 4.79	Garage Cost	+	20,840			
Subfloor Adj	+ -2.31	Total RCN	=	267,477			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	115,015			
Plumbing Adj	+ 13.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	152,462			
Adj Base Cost	= 137.83	Lot Value	+	72,568			
Total Area	x 1,634	Indicated Value	=	225,030			
Adjusted Cost	= 225,214	Value Per SqFt		137.72			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	303	27x4		108	26.59		2,872
PRCH	SLAB PORCH - COVERED	304	27x12		324	25.91		8,395
PATO	SLAB PORCH - OPEN	305	24x22		528	8.60		4,541



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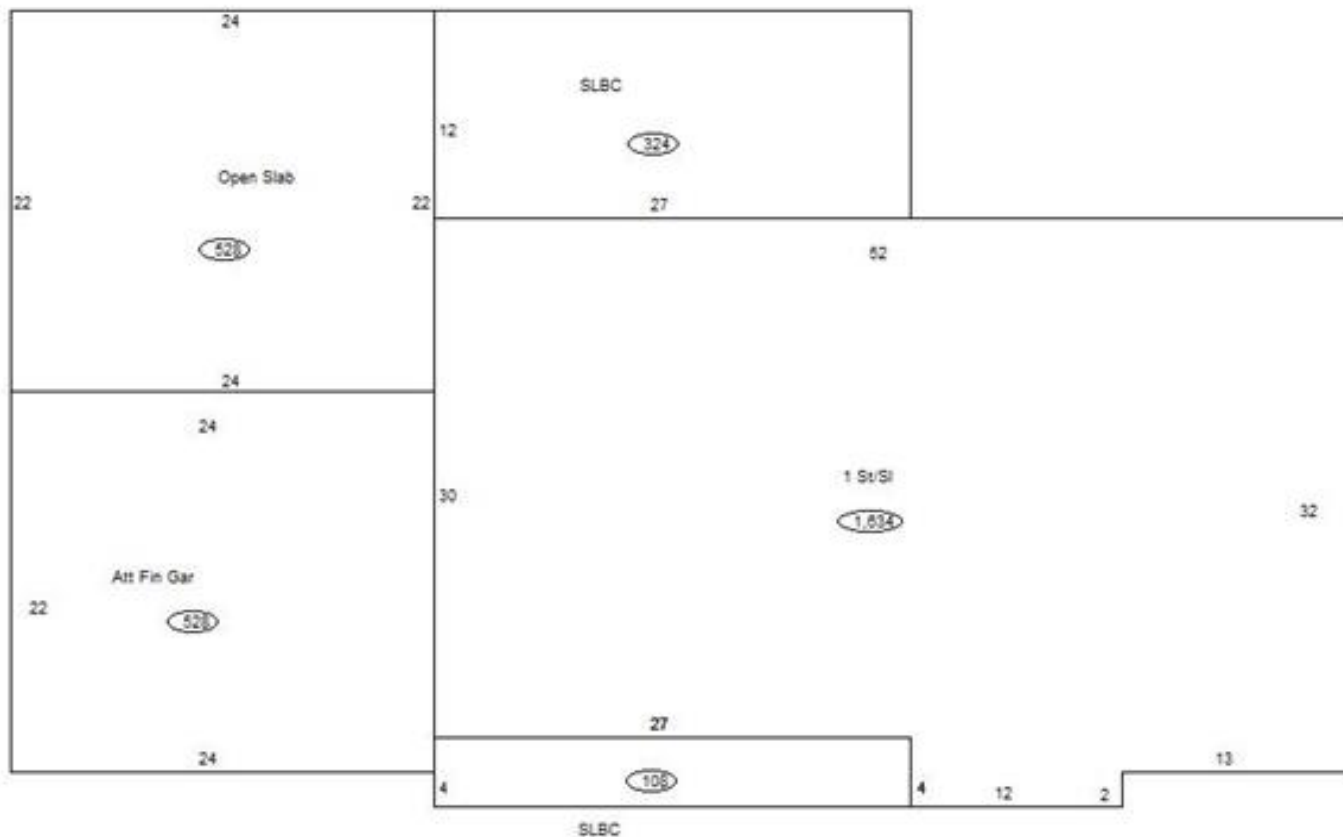
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,634	1.000	1,634
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PRCH		10	SLBC	324	1.000	324
5	M	PATO		10	Open Slab	528	1.000	528
Total Building Area						1,634		1,634



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary Base Cost (18.81 x 288) 5,417		Modifier Total	RCN 5,417	Depr (37% Phys/ % Func) 2,004	RCNLD 3,413
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96
	Qual	2	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary Base Cost (22.60 x 96) 2,170		Modifier Total	RCN 2,170	Depr (42% Phys/ % Func) 911	RCNLD 1,259