




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 660001263 Parcel ID 20N16E-02-4-00000-000-0000 Cadastral ID 02-20-16-02500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 282464 MARTINDALE, JOHN C 14555 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14555 E 540 RD Subdivision Lot/Block / Parcel Size 21.61 - Acres Sec/Twn/Rng 2 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-13\IMG 9/13/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.23685521 -95.57122373 NW SW SE LESS N 465.50' W 473' THEREOF & E2 SW SE LESS N 364' E 400' THEREOF.																																																																																																																									
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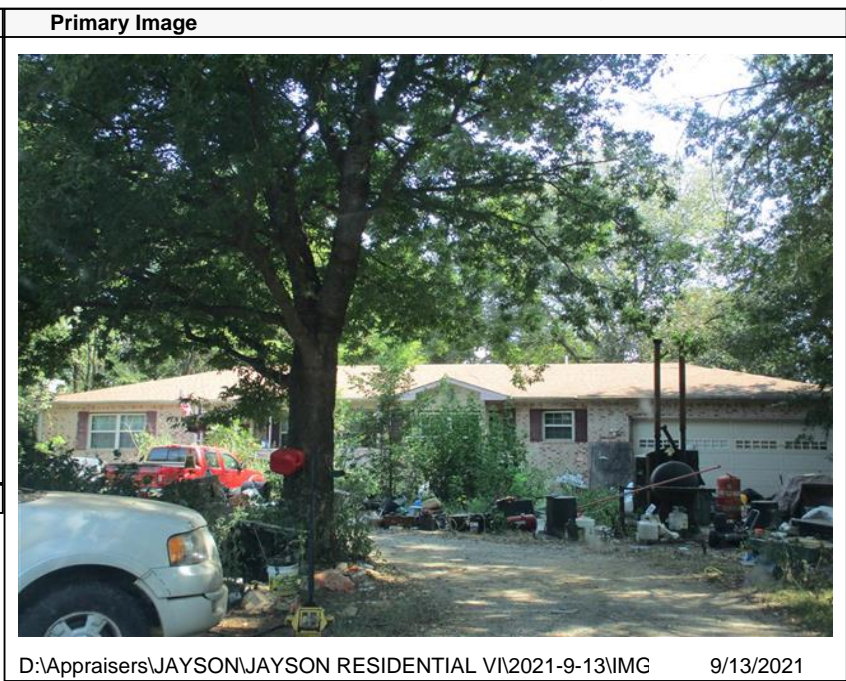
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Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-13\IMG 9/13/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,698 / 1,698
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	768 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1950 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.65	Total Misc Impr	+	2,648			
Roofing Adj	+ 4.31	Garage Cost	+	24,699			
Subfloor Adj	+ 1.15	Total RCN	=	246,423			
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	140,461			
Plumbing Adj	+ 10.44	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	105,962			
Adj Base Cost	= 129.02	Lot Value	+				
Total Area	x 1,698	Indicated Value	=	105,962			
Adjusted Cost	= 219,076	Value Per SqFt		62.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,962		
Lot Value			
Indicated Value	105,962	62.40	Per SqFt
Agland Value	4,392		
Site Improvements	30,007		
Total Value	140,361	82.66	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPKS	Enclosed Porch - Kneewall Screen	152147	20x5		100	26.48	2,648



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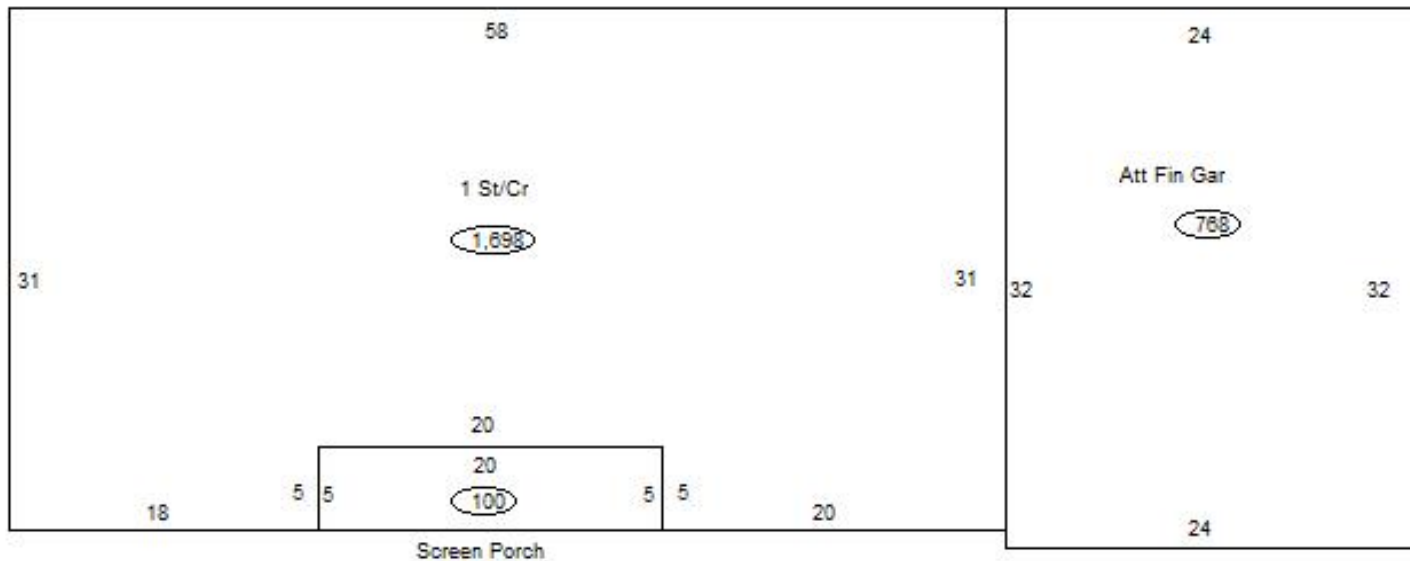
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,698	1.000	1,698
2	G	5		13	Att Fin Gar	768	1.000	768
3	M	EPKS		13	Screen Porch	100	1.000	100
Total Building Area						1,698		1,698



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x26x8	Plank	Galvanized Metal	312
	Qual 4.5	Cond 3	Year 2018	Eff Age 6		

Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (23.74 x 312)	7,407		7,407	2,074	5,333

	PCPT	Carport - Portable	12x25x8	Base	Formed Metal	300
	Qual 3.5	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (5.00 x 300)	1,500		1,500	495	1,005

	EQSH	Equipment Shed	36x72x12	Dirt	Galvanized Metal	2,592
	Qual 3	Cond 5	Year 1985	Eff Age 18		

Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (16.02 x 2,592)	41,524		41,524	17,855	23,669



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			9.000	192	192	1,728	1,728
NTV PST Totals						9.000			1,728	1,728
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			10.000	224	224	2,240	2,240
OS	OSAGE CLAY	IMP PST	58			2.610	162	162	424	424
IMP PST Totals						12.610			2,664	2,664
Total Agland						21.610			4,392	4,392