




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:00:15
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001271 Parcel ID 000000-00-0-00495-001-0002 Cadastral ID 02-20-16-02710 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 256411 MARTIN, JOHN NORBERT JR 14052 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14052 E 530 RD Subdivision MEADOWRANCH Lot/Block 0002 / 0001 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\2021-9-2\IMG_ 9/2/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24898277 -95.58212470																																																																																																																									
LOT 2 BLOCK 1 MEADOWRANCH					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.098	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,827.00 x 1.25 = 59,837	
Factor Value		
Adjustments	1.0000	
Lot Value	59,837	

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-2\IMG_ 9/2/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,135 / 1,655
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,135
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	498 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	205,322	124.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	218,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.68	Total Misc Impr	+	13,527			
Roofing Adj	+ 3.66	Garage Cost	+	19,905			
Subfloor Adj	+ -1.72	Total RCN	=	231,420			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	74,054			
Plumbing Adj	+ 9.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	157,366			
Adj Base Cost	= 119.63	Lot Value	+	59,837			
Total Area	x 1,655	Indicated Value	=	217,203			
Adjusted Cost	= 197,988	Value Per SqFt		131.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,366		
Lot Value	59,837		
Indicated Value	217,203	131.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	217,203	131.24	Total Value Per SqFt

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	3396		164	164	26.42		4,333
PRCH	SLAB PORCH - COVERED	3397		27x5	135	26.51		3,579

