



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:30:25
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Assessment Data					Primary Image																																																																																																																				
Account 660001273 Parcel ID 000000-00-0-00495-001-0004 Cadastral ID 02-20-16-02730 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 290715 SPEIR, SHANNON & GAYLE 14132 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14132 E 530 RD Subdivision MEADOWRANCH Lot/Block 0004 / 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: 36.24899438 -95.58095110 LOT 4 BLOCK 1 MEADOWRANCH																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2684 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 55,251.00 x 1.17 = 64,663 Factor Value Adjustments 1.0000 Lot Value 64,663		

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

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	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,667	110.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	252,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.31	Total Misc Impr	+ 11,715				
Roofing Adj	+ 4.20	Garage Cost	+ 16,646				
Subfloor Adj	+ 1.22	Total RCN	= 263,619				
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 57,996				
Plumbing Adj	+ 7.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 205,623				
Adj Base Cost	= 122.53	Lot Value	+ 64,663				
Total Area	x 1,920	Indicated Value	= 270,286				
Adjusted Cost	= 235,258	Value Per SqFt	140.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,623		
Lot Value	64,663		
Indicated Value	270,286	140.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	270,286	140.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	Enclosed Porch - Kneewall Screen	3406	22x12		264	25.83		6,819
PRCH	SLAB PORCH - COVERED	3407	26x8		208	23.54		4,896



Rogers

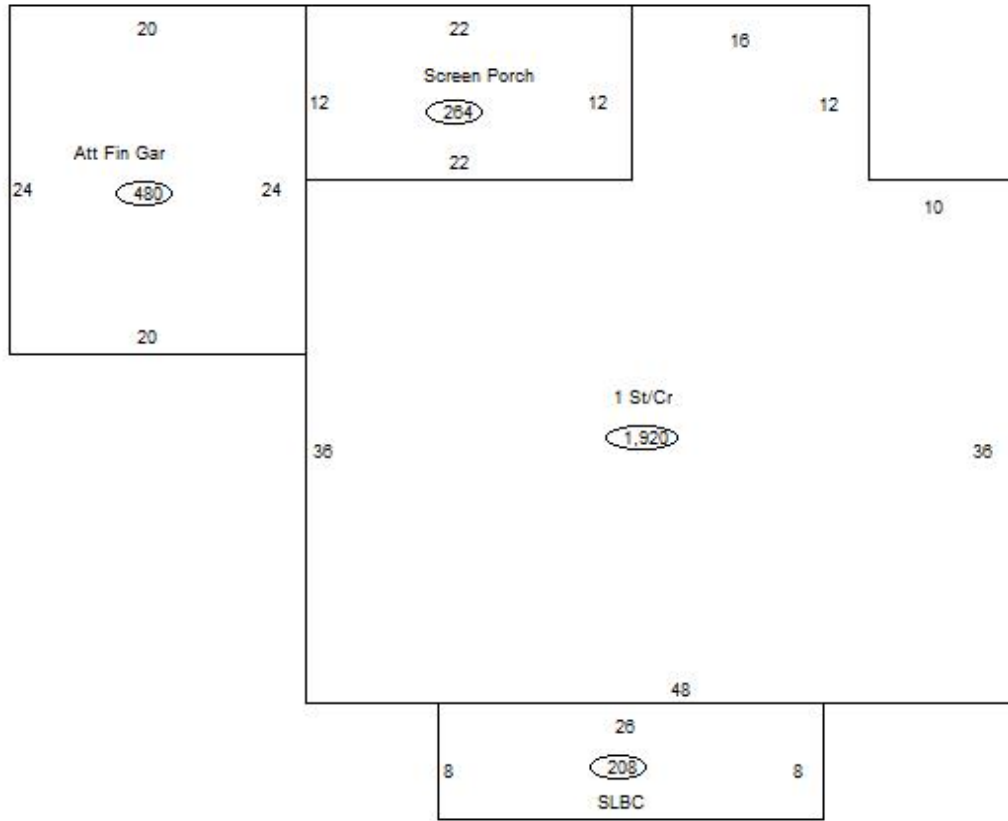
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Sketch Image

660001273



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,920	1.000	1,920
2	G	5	Slab	13	Att Fin Gar	480	1.000	480
3	M	EPKS		13	Screen Porch	264	1.000	264
4	M	PRCH		13	SLBC	208	1.000	208
Total Building Area						1,920		1,920