




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660001274 Parcel ID 000000-00-0-00495-001-0005 Cadastral ID 02-20-16-02740 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 310500 MARTIN, GWENDOLYN LANELL & ALDRIC OSCAR 25012 S MEADOW RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 25012 S MEADOW RANCH RD Subdivision MEADOWRANCH Lot/Block 0005 / 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: 36.24899685 -95.58031715																																																																																																																									
LOT 5 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>R19 000299</td> <td>R22- NEW 17X19 ADD ON</td> <td>08/2019</td> <td>11/2021</td> <td>4,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000299	R22- NEW 17X19 ADD ON	08/2019	11/2021	4,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1062		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	48,184.00 x 1.25 = 60,069		
Factor Value			
Adjustments	1.0000		
Lot Value	60,069		



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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	2,496 / 3,744
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,496
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	322,143	86.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	409,530		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	83.74	Total Misc Impr	+ 5,132
Roofing Adj	+ 3.01	Garage Cost	+
Subfloor Adj	+ -1.44	Total RCN	= 391,363
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 109,582
Plumbing Adj	+ 5.21	Lump Sums	+ 38,676
Basement Adj	+ 0.00	RCNLD	= 320,457
Adj Base Cost	= 103.16	Lot Value	+ 60,069
Total Area	x 3,744	Indicated Value	= 380,526
Adjusted Cost	= 386,231	Value Per SqFt	101.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	320,457		
Lot Value	60,069		
Indicated Value	380,526	101.64	Per SqFt
Agland Value			
Site Improvements	4,155		
Total Value	384,681	102.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3408	195		195	26.32		5,132
WODO	Wood Deck - Open	3409	160		160	24.07		3,851
WODC	Wood Deck - Covered	3410	16x12		192	39.27		7,540
WODO	Wood Deck - Open	3411	1628		1,628	16.76		27,285



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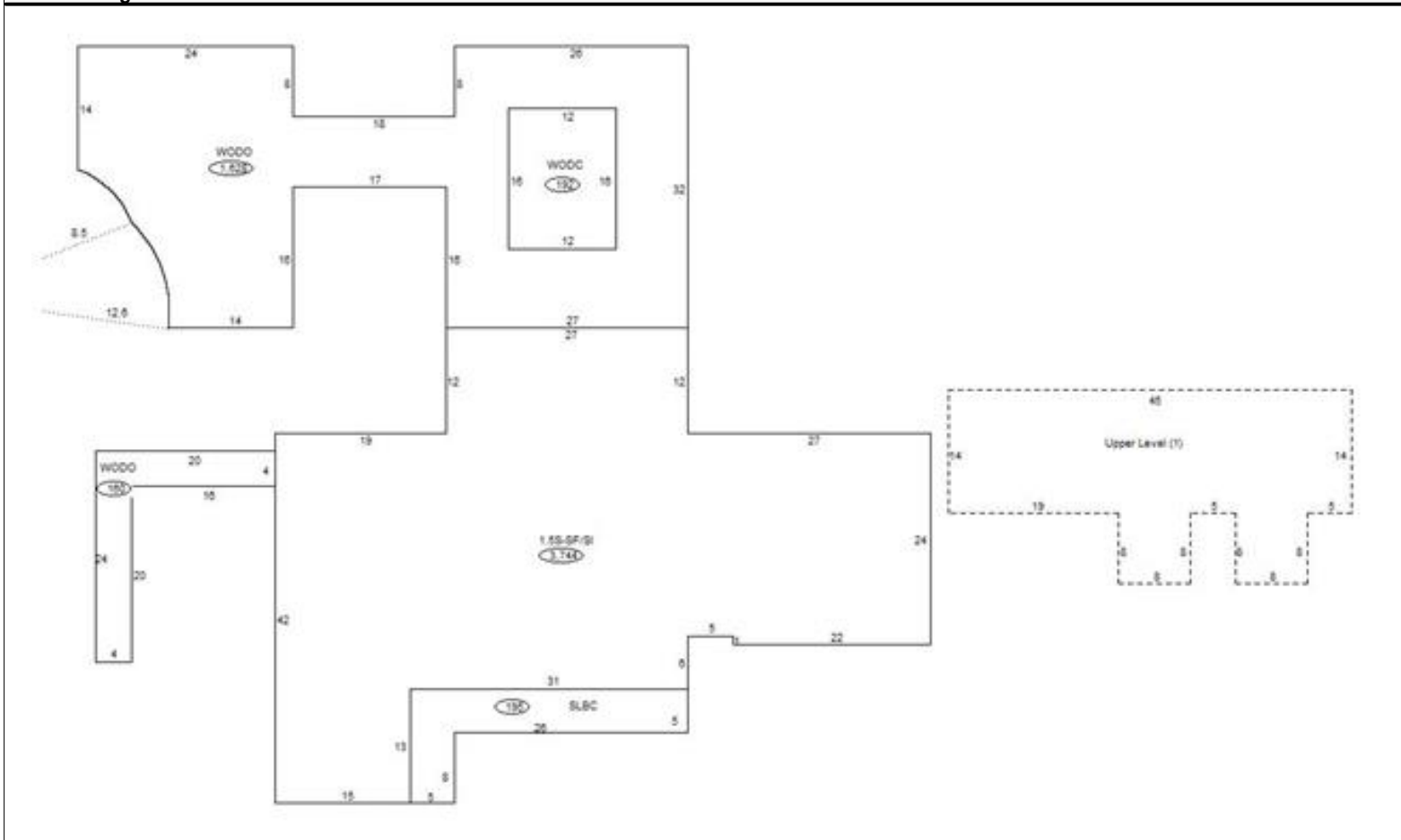
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	195	1.000	195
2	M	WODO		13	WODO	160	1.000	160
3	M	WODC		13	WODC	192	1.000	192
4	M	WODO		13	WODO	1,628	1.000	1,628
5	R	5	Slab	13	1.5S-SF/SI	2,496	1.500	3,744
6	U	^UL		13	Upper Level (1)	758	1.000	758
Total Building Area						2,496		3,744



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola NV	12x16x0			192
	Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary	Modifier Total	RCN	Depr (12% Phys/ 100% Func)	RCNLD
Base Cost (15.00 x 192)	2,880		2,880	2,880

	SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128
	Qual	3.5	Cond 3	Year 2018	Eff Age 6	

Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (26.83 x 128)	3,434		3,434	962

	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	1,433

						1,683
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