




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 660001276 Parcel ID 000000-00-0-00495-001-0007 Cadastral ID 02-20-16-02750 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 331946 CLARK, TYLER J & MONICA M 25045 S 4170 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25045 S 4170 RD Subdivision MEADOWRANCH Lot/Block 0007 / 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: 36.24837270 -95.58207704 LOT 7 BLOCK 1 MEADOWRANCH																																																																										
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																	
2025	2025-660001276	CLARK, TYLER J &			5	377,850	0	40,262	3,344.00																																																																	
2024	2024-660001276	CLARK, TYLER J &			5	398,252	0	38,345	3,200.00																																																																	
2023	2023-660001276	CLARK, TYLER J &			5	331,989	0	36,519	3,041.00																																																																	
2022	2022-660001276	CLARK, TYLER J &			5	339,761	0	37,374	3,109.00																																																																	
2021	2021-660001276	CLARK, TYLER J &			5	334,277	0	36,770	3,119.00																																																																	
2020	2020-660001276	CLARK, TYLER J &			5	296,340	1000	31,038	2,628.00																																																																	
2019	2019-660001276	TEAGUE, JASON H & JENNIFER			5	283,047	1000	30,105	2,607.00																																																																	
2018	2018-660001276	TEAGUE, JASON H & JENNIFER			5	291,358	1000	29,199	2,531.00																																																																	
2017	2017-660001276	TEAGUE, JASON H & JENNIFER			5	288,806	1000	28,320	2,310.00																																																																	
2016	2016-660001276	TEAGUE, JASON H & JENNIFER			5	280,307	1000	27,466	2,343.00																																																																	
2015	2015-660001276	TEAGUE, JASON H & JENNIFER			5	270,775	1000	26,637	2,251.00																																																																	
2014	2014-660001276	TEAGUE, JASON H & JENNIFER			5	273,505	1000	25,832	2,217.00																																																																	
2013	2013-660001276	TEAGUE, JASON H & JENNIFER			5	255,468	1000	25,050	2,182.00																																																																	



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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.9966	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	86,971.00 x .98 = 85,281	
Factor Value		
Adjustments	1.0000	
Lot Value	85,281	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	50% Veneer, Stone 50% Frame, Stucco
Base/Total Area	1,052 / 2,661
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,248 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	389,755	146.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	452,530 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.88	Total Misc Impr	+	10,581			
Roofing Adj	+ 2.42	Garage Cost	+	58,207			
Subfloor Adj	+ 0.00	Total RCN	=	376,000			
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	82,720			
Plumbing Adj	+ 6.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	293,280			
Adj Base Cost	= 115.45	Lot Value	+	85,281			
Total Area	x 2,661	Indicated Value	=	378,561			
Adjusted Cost	= 307,212	Value Per SqFt		142.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	293,280		
Lot Value	85,281		
Indicated Value	378,561	142.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	378,561	142.26	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	3420	16x2		32	29.43		942
PRCH	SLAB PORCH - COVERED	3422	22x5		110	29.17		3,209



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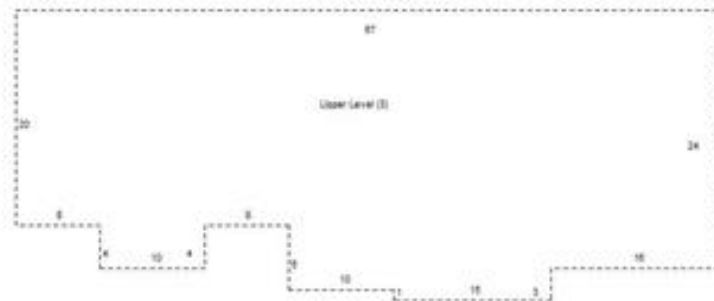
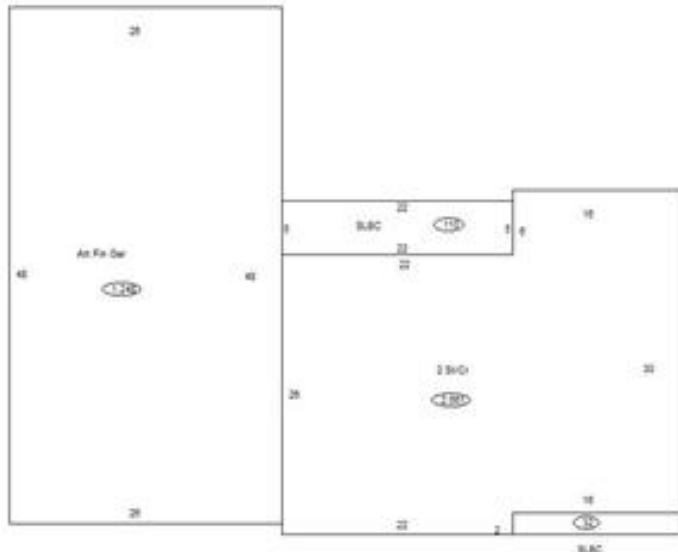
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Sketch Image

660001276



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	1,248	1.000	1,248
2	M	PRCH		10	SLBC	32	1.000	32
3	R	2	Crawl	10	2 St/Cr	1,052	2.529	2,661
4	M	PRCH		10	SLBC	110	1.000	110
5	U	^UL		10	Upper Level (3)	1,609	1.000	1,609
Total Building Area						1,052		2,661