Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660001280
Parcel ID	000000-00-0-00495-001-0011
Cadastral ID	02-20-16-02770
Property Type	REAL - Real Property
Property Class	RRP **VI Area** 3
Tax Area	5 - JUSTUS RURAL/NO FIRE
Name ID	312162

BLACKWELL, SETH & TRISHA L

25055 MEADOW RANCH RD
CLAREMORE OK 74019-0000

Parcel Location

Situs	25055 MEADOW RANCH RD
Subdivision	MEADOWRANCH
Lot/Block	0011 / 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

Primary Image

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Legal Description

Lat/Long: 36.24802478 -95.57968079

LOT 11 BLOCK 1 MEADOWRANCH

Building Permits

Number	Description	Opened	Closed	Amount
R2013 09 9	R15-NEW 1887 SQ FT SFR	09/2013	08/2014	165,000

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2398/327	H E REYNOLDS CONSTRUCTION INC	04/30/2014	225,000	YES
2347/448	LANIER CONSTRUCTION INC	08/06/2013	13,000	YES
2195/508	HOWSER, JAMES E	09/09/2011	27,000	11
2050/138	HVM INVESTMENTS, INC	08/13/2009	0	4
1232/531	YORK, DICK CO-TRUSTEE &~JIM SEIF	06/12/2000	55,000	No
1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No

Parcel Valuation

			Fair Cash	Capped	Asmnt Level	Assessed			Current Tax
Source	**REAL**						**Levy Rate**	83.050	
Remove Cap	2015	**Land Value**	66,798	52,220	11%	5,744	**Assessed**	31,729	2,635.09
Year Frozen	0	**Improvements**	242,695	236,230		25,985	**Penalty**	0	
Uncapped Value	0	**Mobile Home**	0	0		0	**Exemption**	0	0.00
TIF Project ID	0	**Total Value**	309,493	288,450		31,729	**Total Taxable**	31,729	2,635.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001280	BLACKWELL, SETH & TRISHA L	5	291,780	0	30,219	2,510.00
2024	2024-660001280	BLACKWELL, SETH & TRISHA L	5	306,658	0	28,780	2,402.00
2023	2023-660001280	BLACKWELL, SETH & TRISHA L	5	250,689	0	27,409	2,282.00
2022	2022-660001280	BLACKWELL, SETH & TRISHA L	5	253,201	0	26,104	2,171.00
2021	2021-660001280	BLACKWELL, SETH & TRISHA L	5	226,011	0	24,861	2,109.00
2020	2020-660001280	BLACKWELL, SETH & TRISHA L	5	224,146	0	24,501	2,074.00
2019	2019-660001280	BLACKWELL, SETH & TRISHA L	5	212,129	0	23,334	2,021.00
2018	2018-660001280	BLACKWELL, SETH & TRISHA L	5	215,982	0	23,758	2,060.00
2017	2017-660001280	BLACKWELL, SETH & TRISHA L	5	238,900	0	26,279	2,143.00
2016	2016-660001280	BLACKWELL, SETH & TRISHA L	5	232,442	0	25,569	2,181.00
2015	2015-660001280	BLACKWELL, SETH & TRISHA L	5	224,657	0	24,712	2,088.00
2014	2014-660001280	BLACKWELL, SETH & TRISHA L	5	16,000	0	1,760	151.00
2013	2013-660001280	H E REYNOLDS CONSTRUCTION INC	5	16,000	0	1,760	153.00

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Lot Data

Square-Foot - NBHD 1127 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3438	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	58,536.00 x 1.14 = 66,798	
Factor Value		
Adjustments	1.0000	
Lot Value	66,798	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,910 / 1,910
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,910
Fixture/Rghln	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	640 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	247,077	129.36	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		102.36	**Total Misc Impr**	+	7,530
Roofing Adj	+	4.31	**Garage Cost**	+	20,941
Subfloor Adj	+	-1.12	**Total RCN**	=	266,056
Heat/Cool Adj	+	11.47	**Depreciation (10%)**	-	26,606
Plumbing Adj	+	7.37	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	239,450
Adj Base Cost	=	124.39	**Lot Value**	+	66,798
Total Area	x	1,910	**Indicated Value**	=	306,248
Adjusted Cost	=	237,585	**Value Per SqFt**		160.34

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	239,450		
Lot Value	66,798		
Indicated Value	306,248	160.34	**Per SqFt**
Agland Value			
Site Improvements	3,245		
Total Value	309,493	162.04	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119905	7x5		35	24.16		846
PRCH	SLAB PORCH - COVERED	119906	287		287	23.29		6,684

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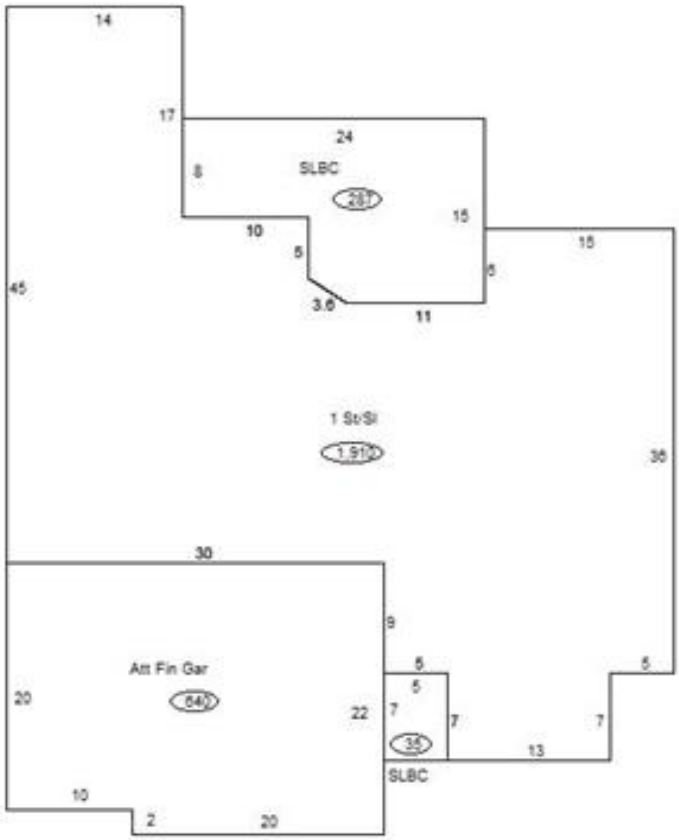
Sketch Image 660001280



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,910	1.000	1,910
2	G	5		13	Att Fin Gar	640	1.000	640
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	287	1.000	287
					Total Building Area	1,910		1,910

Outbuildings/Site Improvements 660001280

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Roll	120
	Qual 3	**Cond** 3	**Year** 2024	**Eff Age** 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	312	2,804

	LOAF	Loafing Shed	8x10x6	Dirt	Formed Metal	80
	Qual 2	**Cond** 3	**Year** 2024	**Eff Age** 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (6.12 x 80)	490		490	49	441