




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:49:57
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Assessment Data					Primary Image																																																																																																																				
Account 660001327 Parcel ID 000000-00-0-00498-002-0017 Cadastral ID 02-20-16-03240 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 300203 CLINTON, ALICE R 25100 SINGLETREE LN CLAREMORE OK 74019-0000 Parcel Location Situs 25100 SINGLETREE LN Subdivision MEADOWRANCH II AMD Lot/Block 0017 / 0002 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\2021-9-9\IMG_ 9/9/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24769765 -95.57478313 LOT 17 BLOCK 2 MEADOWRANCH 2 AMD																																																																																																																									
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0005		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,583.00 x 1.31 = 57,079		
Factor Value			
Adjustments	1.0000		
Lot Value	57,079		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,239 / 1,239
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,239
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,981	139.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	189,520 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.03	Total Misc Impr	+ 2,909
Roofing Adj	+ 4.52	Garage Cost	+ 15,166
Subfloor Adj	+ -1.15	Total RCN	= 174,474
Heat/Cool Adj	+ 11.47	Depreciation (16%)	- 27,916
Plumbing Adj	+ 11.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 146,558
Adj Base Cost	= 126.23	Lot Value	+ 57,079
Total Area	x 1,239	Indicated Value	= 203,637
Adjusted Cost	= 156,399	Value Per SqFt	164.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,558		
Lot Value	57,079		
Indicated Value	203,637	164.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	203,637	164.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3597	17x5		85	24.00		2,040
PATO	SLAB PORCH - OPEN	3598	10x8		80	10.86		869



Rogers

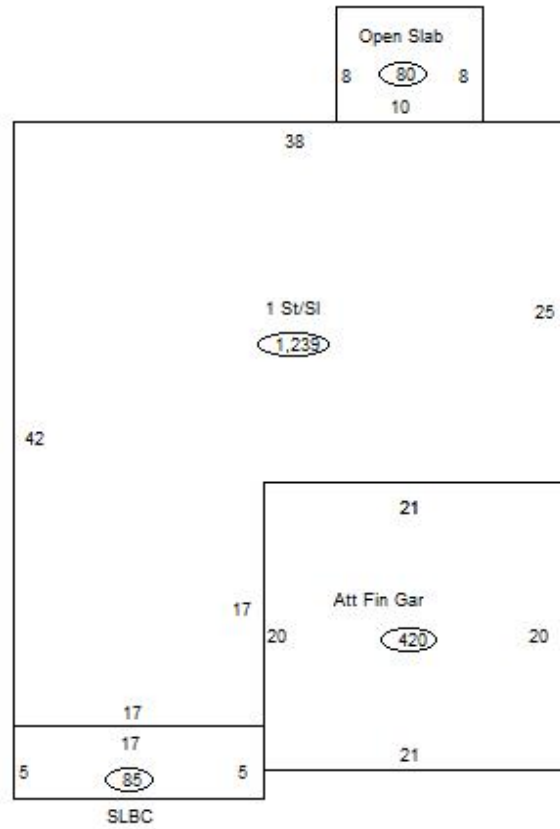
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Sketch Image

660001327



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,239	1.000	1,239
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						1,239		1,239



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CKCP	Chicken Coop NV	6x10x6	Base	Composition Roll	60
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ 100% Func)	RCNLD
Base Cost (6.26 x 60)	376		376	376