



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:50:00
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001328 Parcel ID 000000-00-0-00498-002-0018 Cadastral ID 02-20-16-03250 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 321789 STEWART, ANGELA LYNN 25080 S SINGLETREE LN CLAREMORE OK 74019-0000 Parcel Location Situs 25080 SINGLETREE LN Subdivision MEADOWRANCH II AMD Lot/Block 0018 / 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 Lot/Long: 36.24798164 -95.57476466 LOT 18 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	0.9974		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,448.00 x 1.31 = 56,917		
Factor Value			
Adjustments	1.0000		
Lot Value	56,917		



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	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	177,606	158.58	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.47	Total Misc Impr	+ 1,014				
Roofing Adj	+ 4.64	Garage Cost	+ 15,166				
Subfloor Adj	+ -1.20	Total RCN	= 161,724				
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 14,555				
Plumbing Adj	+ 12.57	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 147,169				
Adj Base Cost	= 129.95	Lot Value	+ 56,917				
Total Area	x 1,120	Indicated Value	= 204,086				
Adjusted Cost	= 145,544	Value Per SqFt	182.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,169		
Lot Value	56,917		
Indicated Value	204,086	182.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,086	182.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123110	14x3		42	24.14		1,014



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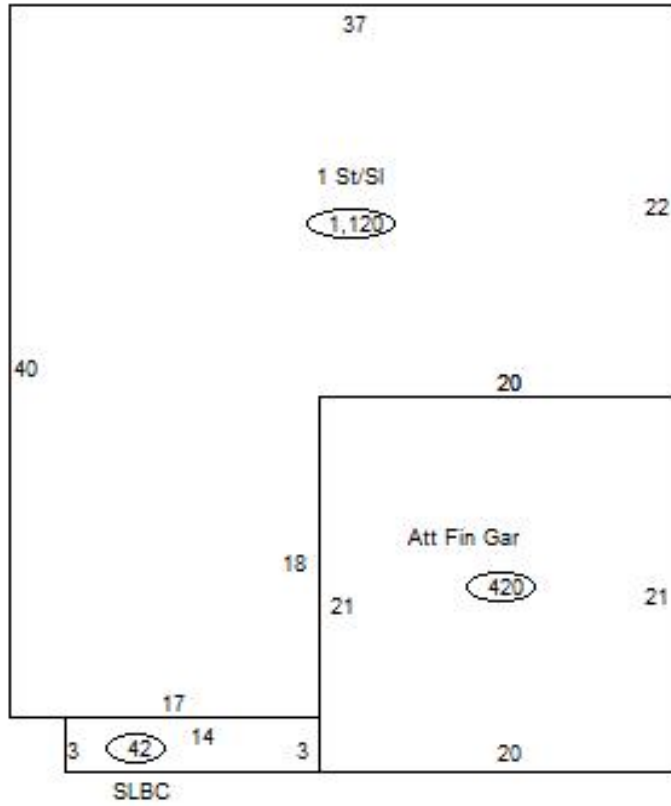
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Sketch Image

660001328



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,120	1.000	1,120
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						1,120		1,120