




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:16:39
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001331 Parcel ID 000000-00-0-00498-002-0021 Cadastral ID 02-20-16-03280 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 263583 MCCUE, MARY JANE 14596 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14596 E 530 RD Subdivision MEADOWRANCH II AMD Lot/Block 0021 / 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: 36.24879639 -95.57203019																																																																																																																									
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Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.3333							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	101,638.00 x .89 = 90,459			D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-9\IMG_ 9/9/2021				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	90,459			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 210,786 118.62 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl			Selection Model A Adam Test				
Base/Total Area	1,270 / 1,777			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 6				
HVAC	100% Warmed & Cooled Air			Indicated Value 229,920 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,270			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 149,768				
Bed/F/H Bath	3 / 2.0 /			Lot Value 90,459				
Basement Area				Indicated Value 240,227 135.19 Per SqFt				
Garage Type	483 Attached Garage - Finished			Agland Value				
Remodel				Site Improvements 2,118				
Year/Eff Age	1988 / 29			Total Value 242,345 136.38 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	94.74	Total Misc Impr	+ 4,798					
Roofing Adj	+ 3.69	Garage Cost	+ 19,421					
Subfloor Adj	+ -1.74	Total RCN	= 234,012					
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 84,244					
Plumbing Adj	+ 8.73	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 149,768					
Adj Base Cost	= 118.06	Lot Value	+ 90,459					
Total Area	x 1,777	Indicated Value	= 240,227					
Adjusted Cost	= 209,793	Value Per SqFt	135.19					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3601	26x7		182	26.36		4,798



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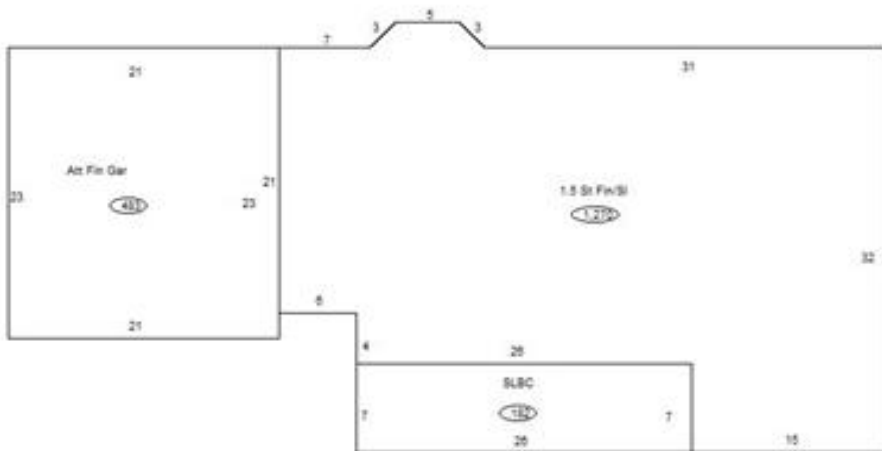
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,270	1.000	1,270
2	G	5		10	Att Fin Gar	483	1.000	483
3	M	PRCH		10	SLBC	182	1.000	182
4	U	^UL	Overhang	10	Upper Level	507	1.000	507
Total Building Area						1,270		1,270



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	3	Cond	3	Year	2010
				Eff Age	12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)	3,923		3,923	1,805
				2,118