



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:13:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001332 Parcel ID 000000-00-0-00498-002-0022 Cadastral ID 02-20-16-03290 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 344292 GLASS, MATHEW & SARA 14504 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14504 E 530 RD Subdivision MEADOWRANCH II AMD Lot/Block 0022 / 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: 36.24901012 -95.57482290 LOT 22 BLOCK 2 MEADOWRANCH 2 AMD																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4467		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	63,018.00 x 1.11 = 69,711		
Factor Value			
Adjustments	1.3225		
Lot Value	92,192		



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	76% One Story 24% Garage Conversion
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,730 / 1,730
Style	76% One Story - 24% Garage Conversion
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,310
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	164,911	95.32	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	192,280		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.40	Total Misc Impr	+ 4,871
Roofing Adj	+ 4.29	Garage Cost	+
Subfloor Adj	+ -0.60	Total RCN	= 199,842
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 49,961
Plumbing Adj	+ 8.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 149,881
Adj Base Cost	= 112.70	Lot Value	+ 92,192
Total Area	x 1,730	Indicated Value	= 242,073
Adjusted Cost	= 194,971	Value Per SqFt	139.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,881		
Lot Value	92,192		
Indicated Value	242,073	139.93	Per SqFt
Agland Value			
Site Improvements	11,624		
Total Value	253,697	146.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3605	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	3606	12x12		144	10.47		1,508
PATC	Patio - Covered	183013	12x12		144	18.32		2,638



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 Page 4

660001332

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	8x12x0	Plank		96
Qual	1	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (21.75 x 96)		2,088		2,088 313		1,775
	WODO	Wood Deck - Open	0x0x0	Plank		140
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (25.08 x 140)		3,511		3,511 527		2,984
	SHDS	Shed - Small	16x16x10	Plank	Composition Shingle	256
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (22.42 x 256)		5,740		5,740 2,124		3,616
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
Qual	4	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)		RCNLD
Base Cost (30.65 x 96)		2,942		2,942 1,383		1,559
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (25.15 x 140)		3,521		3,521 1,831		1,690