



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660004305 Parcel ID 000000-00-0-10520-004-0004 Cadastral ID 05-21-16-08560 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335037 DRAPER, MERRANDA SHELBY & JOHN ANTHONY TORRES 106 W 11TH ST UNIT A CLAREMORE OK 74017-0000 Parcel Location Situs 01811 MEADOW RD Subdivision WILL ROGERS HGTS III Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0037.JPG 4/14/2023</p>														
Legal Description Lat/Long: 36.32735945 -95.62905457																			
LOT 4 BLOCK 4 WILL ROGERS HGTS III					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	No	999,999		/	AMOS, JAMES RON	07/09/2021	208,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022		Land Value 58,935	58,935	11%	6,483	Assessed	21,201	1,959.61										
Year Frozen	0		Improvements 133,798	133,798		14,718	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 192,733	192,733		21,201	Total Taxable	21,201	1,960.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004305	DRAPER, MERRANDA SHELBY &			17	188,757	0	20,764	1,919.00										
2024	2024-660004305	DRAPER, MERRANDA SHELBY &			17	198,333	0	21,817	2,016.00										
2023	2023-660004305	DRAPER, MERRANDA SHELBY &			17	208,000	0	22,880	2,096.00										
2022	2022-660004305	DRAPER, MERRANDA SHELBY &			17	208,000	0	22,880	2,118.00										
2021	2021-660004305	DRAPER, MERRANDA SHELBY &			17	138,348	15040		.00										
2020	2020-660004305	AMOS, JAMES RON			17	136,113	1000	13,603	1,246.00										
2019	2019-660004305	AMOS, JAMES RON			17	128,881	1000	13,177	1,220.00										
2018	2018-660004305	AMOS, JAMES RON			17	134,655	1000	13,812	1,276.00										
2017	2017-660004305	AMOS, JAMES RON			17	133,362	1000	13,670	1,255.00										
2016	2016-660004305	AMOS, JAMES RON			17	130,108	1000	13,312	1,249.00										
2015	2015-660004305	AMOS, JAMES RON			17	129,246	1000	13,130	1,184.00										
2014	2014-660004305	AMOS, JAMES RON			17	130,386	1000	12,718	1,179.00										
2013	2013-660004305	AMOS, JAMES RON			17	123,488	1000	12,319	1,127.00										




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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 13292 Non-Ag Acres 0.3229 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 14,068.00 x 4.19 = 58,935 Factor Value Adjustments 1.0000 Lot Value 58,935		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0037.JPG 4/14/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,751 / 1,751
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,751
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	193,858 110.71 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	203,290 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	122,548
Lot Value	58,935
Indicated Value	181,483 103.65 Per SqFt
Agland Value	
Site Improvements	11,250
Total Value	192,733 110.07 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.25	Total Misc Impr	+ 7,586
Roofing Adj	+ 4.28	Garage Cost	+ 15,670
Subfloor Adj	+ -1.19	Total RCN	= 231,222
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 108,674
Plumbing Adj	+ 5.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 122,548
Adj Base Cost	= 118.77	Lot Value	+ 58,935
Total Area	x 1,751	Indicated Value	= 181,483
Adjusted Cost	= 207,966	Value Per SqFt	103.65

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11050	26x4		104	23.94		2,490



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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	1	Slab	13	1 St/SI	1,751	1.000	1,751
2	G	1		13	Attached Garage	594	1.000	594
3	M	PRCH		13	SLBC	104	1.000	104
Total Building Area						1,751		1,751



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year		Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	13,750
				11,250



STF	STG FAIR	0x0x0		
Qual	Cond	Year		Eff Age

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				