




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:12:59  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004311 <b>Parcel ID</b> 000000-00-0-10520-005-0002 <b>Cadastral ID</b> 05-21-16-08620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 275282 RIZER, ANDREA D  1814 N MEADOW RD CLAREMORE OK 74017-2205  <b>Parcel Location</b> <b>Situs</b> 01814 MEADOW RD <b>Subdivision</b> WILL ROGERS HGTS III <b>Lot/Block</b> 0002 / 0005 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">04/14/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0042.JPG 4/14/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32764409 -95.62853117 LOT 2 BLOCK 5 WILL ROGERS HGTS III																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10956 <b>Non-Ag Acres</b> 0.2491 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 10,850.00 x 4.62 = 50,085 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 50,085		 <p style="text-align: right; color: orange;">04/14/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0042.JPG 4/14/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,424 / 1,424
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,424
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	567 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	114.32	<b>Total Misc Impr</b>	+ 18,357
<b>Roofing Adj</b>	+ 4.58	<b>Garage Cost</b>	+ 15,133
<b>Subfloor Adj</b>	+ -1.20	<b>Total RCN</b>	= 227,866
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 107,097
<b>Plumbing Adj</b>	+ 7.33	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 120,769
<b>Adj Base Cost</b>	= 136.50	<b>Lot Value</b>	+ 50,085
<b>Total Area</b>	x 1,424	<b>Indicated Value</b>	= 170,854
<b>Adjusted Cost</b>	= 194,376	<b>Value Per SqFt</b>	119.98

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	182,634 128.25 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	208,600 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	120,769
<b>Lot Value</b>	50,085
<b>Indicated Value</b>	170,854 119.98 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	22,500
<b>Total Value</b>	193,354 135.78 Total Value Per SqFt

### 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
EPSW	ENCLOSED PORCH - SOLID WALL	11074		208	208	61.89		12,873
PRCH	SLAB PORCH - COVERED	11075		16	16	24.22		388



Sketch Image

660004311



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,424	1.000	1,424
2	G	1		13	Attached Garage	567	1.000	567
3	M	EPSW		13	EPSW	208	1.000	208
4	M	PRCH		13	SLBC	16	1.000	16
<b>Total Building Area</b>						1,424		1,424



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	2,500	22,500