



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 660004312 Parcel ID 000000-00-0-10520-005-0003 Cadastral ID 05-21-16-08630 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 56504 ROBERTSON, JAMES W II & CINDY L 1812 N MEADOW CLAREMORE OK 74017-0000																			
Parcel Location Situs 01812 MEADOW RD Subdivision WILL ROGERS HGTS III Lot/Block 0003 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.32729845 -95.62839257					Building Permits														
LOT 3 BLOCK 5 WILL ROGERS HGTS III					<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										
H	Homestead	Yes	1,000	1,000	855/368			62,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	65,873	26,924	11%	2,962	Assessed	13,771	1,272.85										
Year Frozen	0	Improvements	114,861	98,264		10,809	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	180,734	125,188		13,771	Total Taxable	12,771	1,180.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004312	ROBERTSON, JAMES W II &			17	177,012	1000	12,369	1,143.00										
2024	2024-660004312	ROBERTSON, JAMES W II &			17	181,078	1000	11,981	1,107.00										
2023	2023-660004312	ROBERTSON, JAMES W II &			17	124,452	1000	11,602	1,063.00										
2022	2022-660004312	ROBERTSON, JAMES W II &			17	111,230	1000	11,235	1,040.00										
2021	2021-660004312	ROBERTSON, JAMES W II &			17	117,828	1000	11,874	1,048.00										
2020	2020-660004312	ROBERTSON, JAMES W II &			17	115,978	1000	11,499	1,053.00										
2019	2019-660004312	ROBERTSON, JAMES W II &			17	110,316	1000	11,135	1,031.00										
2018	2018-660004312	ROBERTSON, JAMES W II &			17	115,267	1000	11,679	1,079.00										
2017	2017-660004312	ROBERTSON, JAMES W II &			17	114,314	1000	11,575	1,063.00										
2016	2016-660004312	ROBERTSON, JAMES W II &			17	111,450	1000	11,260	1,057.00										
2015	2015-660004312	ROBERTSON, JAMES W II &			17	110,193	1000	11,121	1,003.00										
2014	2014-660004312	ROBERTSON, JAMES W II &			17	110,193	1000	11,121	1,031.00										
2013	2013-660004312	ROBERTSON, JAMES W II &			17	112,646	0	12,391	1,134.00										



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 12396 Non-Ag Acres 0.3809 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 16,591.00 x 3.97 = 65,873 Factor Value Adjustments 1.0000 Lot Value 65,873		

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	100% Veneer, Masonry
Base/Total Area	1,597 / 1,597
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,597
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	163,240	102.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	183,670		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.45	Total Misc Impr	+	9,243	
Roofing Adj	+ 4.27	Garage Cost	+	13,345	
Subfloor Adj	+ -1.16	Total RCN	=	216,719	
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	101,858	
Plumbing Adj	+ 6.53	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	114,861	
Adj Base Cost	= 121.56	Lot Value	+	65,873	
Total Area	x 1,597	Indicated Value	=	180,734	
Adjusted Cost	= 194,131	Value Per SqFt		113.17	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,861		
Lot Value	65,873		
Indicated Value	180,734	113.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,734	113.17	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
PRCH	SLAB PORCH - COVERED	11078	15x5		75	24.03		1,802
PATO	SLAB PORCH - OPEN	11079	26x10		260	9.02		2,345



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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	1,597	1.000	1,597
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PATO		13	Open Slab	260	1.000	260
Total Building Area						1,597		1,597



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				