



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:44:02
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Assessment Data					Primary Image																																																																																																																				
Account 660004313 Parcel ID 000000-00-0-10520-005-0004 Cadastral ID 05-21-16-08640 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 259139 MCCLELLAN, STANLEY & CAYE 1804 N MEADOW RD CLAREMORE OK 74017-0000					<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0049.JPG 4/14/2023</p>																																																																																																																				
Parcel Location Situs 01804 MEADOW RD Subdivision WILL ROGERS HGTS III Lot/Block 0004 / 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 Lat/Long: 36.32693358 -95.62842329 LOT 4 BLOCK 5 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 12722 Non-Ag Acres 0.4002 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 17,433.00 x 3.91 = 68,189 Factor Value Adjustments 1.0000 Lot Value 68,189		

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	1,708 / 1,708
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,708
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 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	168,173	98.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	185,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.14	Total Misc Impr	+ 6,373				
Roofing Adj	+ 4.40	Garage Cost	+ 12,931				
Subfloor Adj	+ -1.15	Total RCN	= 232,770				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 109,402				
Plumbing Adj	+ 6.12	Lump Sums	+ 3,262				
Basement Adj	+ 0.00	RCNLD	= 126,630				
Adj Base Cost	= 124.98	Lot Value	+ 68,189				
Total Area	x 1,708	Indicated Value	= 194,819				
Adjusted Cost	= 213,466	Value Per SqFt	114.06				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,630		
Lot Value	68,189		
Indicated Value	194,819	114.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,819	114.06	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	11082		53	53	24.10		1,277
WODO	WOOD DECK - OPEN	11083	16x12		192	21.24	20%	3,262



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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/Sl	1,708	1.000	1,708
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	53	1.000	53
4	M	WODO		13	WODO	192	1.000	192
Total Building Area						1,708		1,708



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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)					
	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)					
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					