



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 660006017 Parcel ID 000000-00-0-00705-005-0005 Cadastral ID 07-21-15-01800 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 113134 MEEKS, CHARLES R 4843 E 486 RD CLAREMORE OK 74019-5725 Parcel Location Situs 04843 E 486 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0005 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31386601 -95.74313057																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.8324	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	210,500.00 x .64 = 135,530	
Factor Value		
Adjustments	1.0000	
Lot Value	135,530	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	960 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0105. 5/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	265,547	126.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	438,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.02	Total Misc Impr	+	8,937			
Roofing Adj	+ 4.14	Garage Cost	+	24,634			
Subfloor Adj	+ 1.21	Total RCN	=	293,572			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	152,657			
Plumbing Adj	+ 4.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	140,915			
Adj Base Cost	= 123.81	Lot Value	+	135,530			
Total Area	x 2,100	Indicated Value	=	276,445			
Adjusted Cost	= 260,001	Value Per SqFt		131.64			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,915		
Lot Value	135,530		
Indicated Value	276,445	131.64	Per SqFt
Agland Value			
Site Improvements	35,772		
Total Value	312,217	148.67	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	14140	27x6		162	23.71		3,841



Rogers

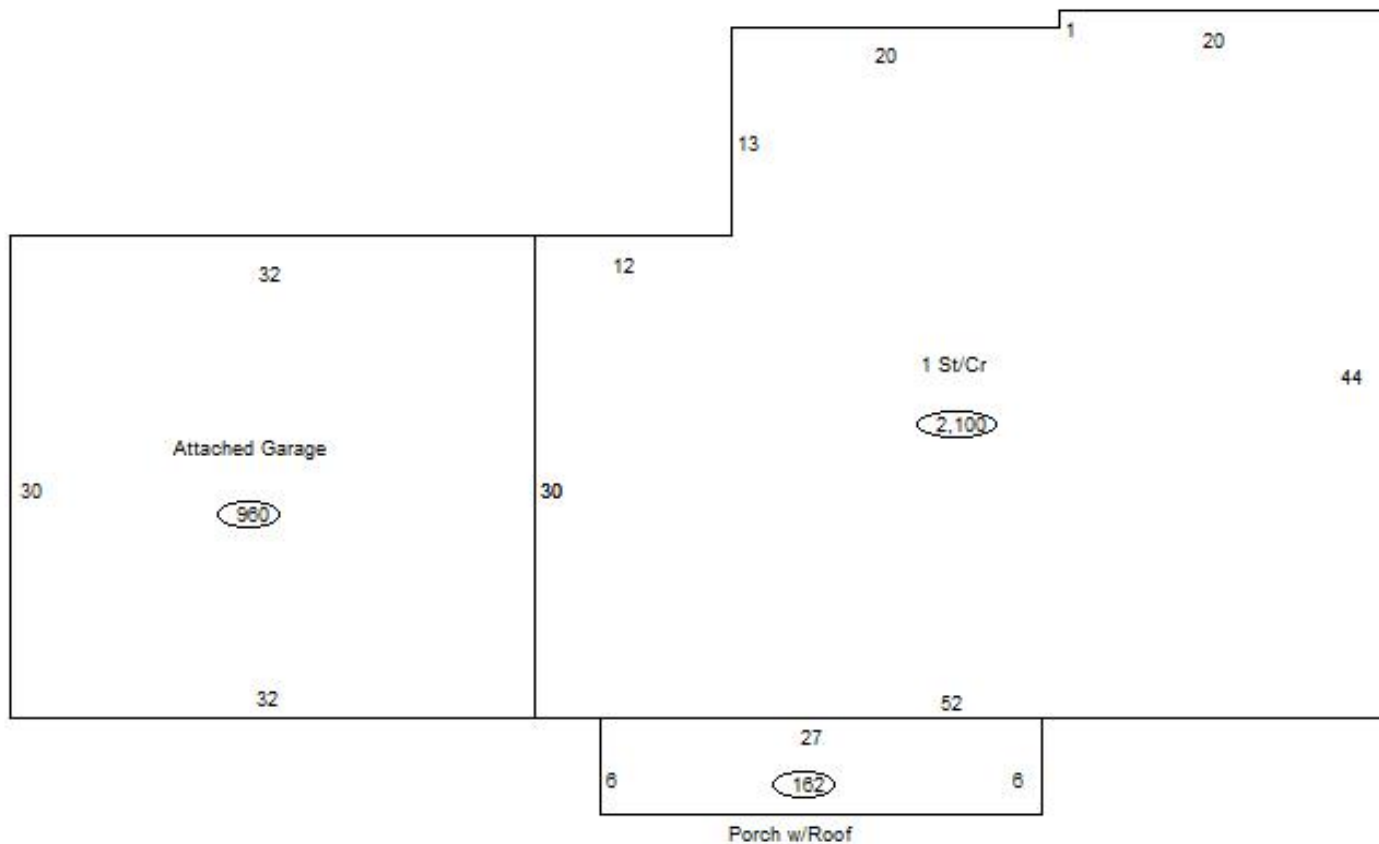
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	960	1.000	960
2	M	PRCH		13	SLBC	162	1.000	162
3	R	1	Crawl	13	1 St/Cr	2,100	1.000	2,100
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (28.35 x 1,600) 45,360		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
				45,360	11,340	34,020
	STF	STG FAIR	18x26x0			468
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 468) 2,190		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
				2,190	438	1,752
	LF	LOAFING SHED	0x0x0			
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD