



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:08:54
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Assessment Data					Primary Image																																																																																																																				
Account 660006607 Parcel ID 000000-00-0-00333-003-0006 Cadastral ID 07-22-17-03830 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 329454 KIBBY, CASSANDRA D & BO D JOHNSTON 14454 S MEADOW VIEW RD CLAREMORE OK 74017-0000 Parcel Location Situs 14454 MEADOW VIEW RD Subdivision GRAND PRAIRIE ESTATE Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 22 / 17 / 5 Neighborhood 1035 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.40324086 -95.53240234 LOTS 6 & 7 BLOCK 3 GRAND PRAIRIE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1035 #1	
Lot Size			
Lot Count			
Units Buildable	12000		
Non-Ag Acres	5.0109		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	218,276.00 x .34 = 74,171		
Factor Value			
Adjustments	1.0000		
Lot Value	74,171		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1(10/5/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,672
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,022	113.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	46,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.99	Total Misc Impr	+	4,255			
Roofing Adj	+ 4.42	Garage Cost	+	14,160			
Subfloor Adj	+ -1.15	Total RCN	=	217,634			
Heat/Cool Adj	+ 11.47	Depreciation (36%)	-	78,348			
Plumbing Adj	+ 8.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,286			
Adj Base Cost	= 119.15	Lot Value	+	74,171			
Total Area	x 1,672	Indicated Value	=	213,457			
Adjusted Cost	= 199,219	Value Per SqFt		127.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,286		
Lot Value	74,171		
Indicated Value	213,457	127.67	Per SqFt
Agland Value			
Site Improvements	4,174		
Total Value	217,631	130.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	16168	180		180	23.64		4,255



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (25.93 x 144)		3,734		3,734	373	3,361
LOAF		Loafing Shed	14x12x8	Dirt	Formed Metal	168
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (6.35 x 168)		1,067		1,067	630	437
LOAF		Loafing Shed	15x12x8	Dirt	Formed Metal	180
Qual	2	Cond 1.5	Year 2000	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
Base Cost (6.35 x 180)		1,143		1,143	892	251
LOAF		Loafing Shed	8x6x8	Dirt	Formed Metal	48
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (6.35 x 48)		305		305	180	125