



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:33:16
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Assessment Data					Primary Image																																																																																																																				
Account 660018489 Parcel ID 000000-00-0-00798-001-0001 Cadastral ID 20-22-16-03380 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 286980 ROSS, ANDREW W & STEPHANIE D 11055 MEADOWLARK LN CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 11055 E MEADOWLARK LN Subdivision SUNRISE SUB AMD Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 22 / 16 / 5 Neighborhood 1151 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.37233813 -95.63213309					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 23000 Non-Ag Acres 1.0543 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,926.00 x 1.41 = 64,700 Factor Value Adjustments 1.0000 Lot Value 64,700		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,376 / 2,312
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,376
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	750 Built-In Garage
Remodel	
Year/Eff Age	1998 / 21



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-12\IMG_00: 12/13/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	331,768	143.50	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	337,360 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.67	Total Misc Impr	+ 24,941				
Roofing Adj	+ 3.32	Garage Cost	+ 23,813				
Subfloor Adj	+ -2.11	Total RCN	= 321,639				
Heat/Cool Adj	+ 14.47	Depreciation (25%)	- 80,410				
Plumbing Adj	+ 9.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 241,229				
Adj Base Cost	= 118.03	Lot Value	+ 64,700				
Total Area	x 2,312	Indicated Value	= 305,929				
Adjusted Cost	= 272,885	Value Per SqFt	132.32				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	241,229		
Lot Value	64,700		
Indicated Value	305,929	132.32	Per SqFt
Agland Value			
Site Improvements	20,246		
Total Value	326,175	141.08	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	44992	41x8		328	28.38		9,309
PRCH	SLAB PORCH - COVERED	44993	18x18		324	28.40		9,202



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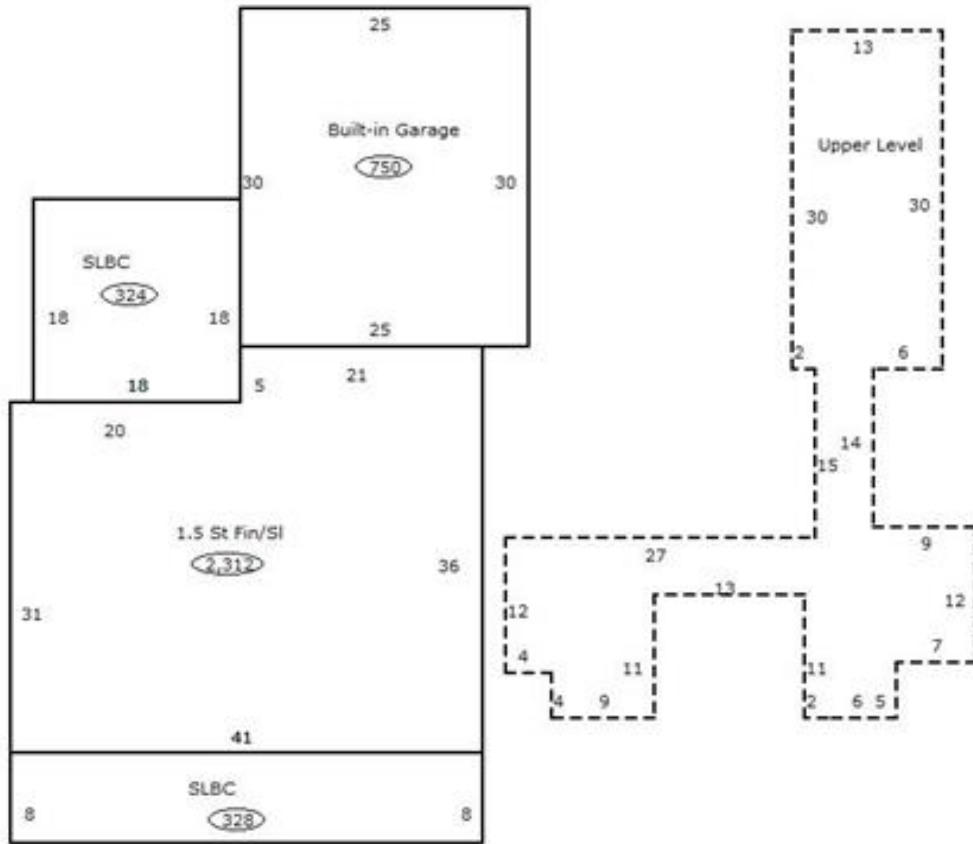
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Sketch Image

660018489



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,376	1.680	2,312
2	U	^UL	Overhang	13	Upper Level	936	1.000	936
3	G	8	Slab	13	Built-in Garage	750	1.000	750
4	M	PRCH		13	SLBC	328	1.000	328
5	M	PRCH		13	SLBC	324	1.000	324
Total Building Area						1,376		2,312



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,380
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 1,380) 22,080		Modifier Total	RCN 22,080	Depr (10% Phys/ % Func) 2,208	RCNLD 19,872
	STF	STG FAIR	10x10x0			100
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 100) 468		Modifier Total	RCN 468	Depr (20% Phys/ % Func) 94	RCNLD 374