



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 660018499 Parcel ID 000000-00-0-00798-002-0004 Cadastral ID 20-22-16-03480 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 320839 CLEMENT, JOHN R & TINA 11082 MEADOWLARK LN CLAREMORE OK 74017-0000 Parcel Location Situs 11082 E MEADOWLARK LN Subdivision SUNRISE SUB AMD Lot/Block 0004 / 0002 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: 36.37166953 -95.63043675																																																																																																																									
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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 20000 Non-Ag Acres 0.7286 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 31,736.00 x 1.45 = 46,017 Factor Value Adjustments 1.0000 Lot Value 46,017		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,915 / 1,915
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,915
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	692 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 248,747 129.89 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 236,870 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.68	Total Misc Impr	+ 10,183	Roofing Adj	+ 4.74	Garage Cost	+ 20,732
Subfloor Adj	+ -2.24	Total RCN	= 272,052	Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 68,013
Plumbing Adj	+ 8.10	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 204,039
Adj Base Cost	= 125.92	Lot Value	+ 46,017	Total Area	x 1,915	Indicated Value	= 250,056
		Value Per SqFt	130.58	Adjusted Cost	= 241,137		

Value Reconciliation
Selected Approach Cost Approach Improvements 204,039 Lot Value 46,017 Indicated Value 250,056 130.58 Per SqFt Agland Value Site Improvements Total Value 250,056 130.58 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	45029	8x4		32	26.83		859
PRCH	SLAB PORCH - COVERED	45030	140		140	26.49		3,709



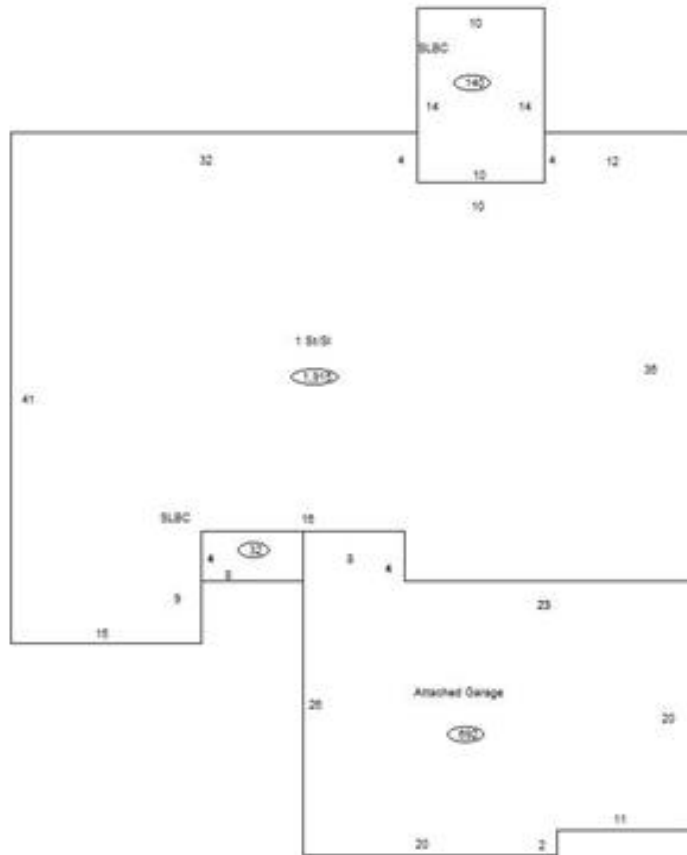
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Sketch Image

660018499



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,915	1.000	1,915
2	G	1		10	Attached Garage	692	1.000	692
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PRCH		10	SLBC	140	1.000	140
Total Building Area						1,915		1,915