



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660023011 <b>Parcel ID</b> 000000-00-0-00825-001-0001 <b>Cadastral ID</b> 27-21-16-01300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 332482 MEALIN, RYAN M & JILLIAN N  14774 E EDWARDS CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 14774 E EDWARDS ST <b>Subdivision</b> TIAWAH VALLEY II <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 16 / 5 <b>Neighborhood</b> 1129 - R-V01-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (135)\IMG_0006.JPG 1/24/2023</p>														
<b>Legal Description</b> Lat/Long: 36.27465089 -95.58163040																			
LOT 1 BLOCK 1 TIAWAH VALLEY 2					<b>Building Permits</b> <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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	JUDD, RUSSELL D & CYNTHIA M	10/21/2020	90,000	YES										
					/	WILLIAMS, ANDREW MACE &	02/26/2019	0	4										
					2491/681	JUDD, RUSSELL D & CYNTHIA M	08/11/2015	108,000	4										
					2056/264	JUDD, EARL D	08/31/2009	70,000	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2021		Land Value 35,906	16,568	11%	1,822	Assessed	10,474	968.11										
Year Frozen	0		Improvements 81,190	78,655		8,652	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 117,096	95,223		10,474	Total Taxable	10,474	968.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660023011	MEALIN, RYAN M & JILLIAN N			18	114,561	0	9,976	922.00										
2024	2024-660023011	MEALIN, RYAN M & JILLIAN N			18	120,332	0	9,501	878.00										
2023	2023-660023011	MEALIN, RYAN M & JILLIAN N			18	82,259	0	9,048	829.00										
2022	2022-660023011	MEALIN, RYAN M & JILLIAN N			18	83,737	0	9,211	853.00										
2021	2021-660023011	MEALIN, RYAN M & JILLIAN N			18	89,442	0	9,839	869.00										
2020	2020-660023011	JUDD, RUSSELL D & CYNTHIA M			18	87,985	0	9,678	886.00										
2019	2019-660023011	JUDD, RUSSELL D & CYNTHIA M			18	86,253	1000	8,488	786.00										
2018	2018-660023011	WILLIAMS, ANDREW MACE &			18	90,080	1000	8,909	823.00										
2017	2017-660023011	WILLIAMS, ANDREW MACE &			18	89,349	1000	8,828	810.00										
2016	2016-660023011	WILLIAMS, ANDREW MACE &			18	87,085	1000	8,579	804.00										
2015	2015-660023011	WILLIAMS, ANDREW MACE &			18	88,457	0	9,631	867.00										
2014	2014-660023011	JUDD, RUSSELL D & CYNTHIA M			18	89,130	0	9,172	851.00										
2013	2013-660023011	JUDD, RUSSELL D & CYNTHIA M			18	84,903	0	8,735	799.00										



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Lot Data	Square-Foot - NBHD 1129 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.8243 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 35,906.00 x 1.00 = 35,906 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 35,906		<p>\\tsclient\T\TOMMY DUNLAP\New folder (135)\IMG_0006.JPG 1/24/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,222 / 1,222
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,222
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 117,861 96.45 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.58	<b>Total Misc Impr</b>	+ 7,549	<b>Roofing Adj</b>	+ 4.08	<b>Garage Cost</b>	+ 10,613
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 165,694	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 51%)</b>	- 84,504
<b>Plumbing Adj</b>	+ 6.77	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 81,190
<b>Adj Base Cost</b>	= 120.73	<b>Lot Value</b>	+ 35,906	<b>Total Area</b>	x 1,222	<b>Indicated Value</b>	= 117,096
		<b>Value Per SqFt</b>	95.82	<b>Adjusted Cost</b>	= 147,532		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 81,190 <b>Lot Value</b> 35,906 <b>Indicated Value</b> 117,096 95.82 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 117,096 95.82 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2011	1	0.00	
PATO	SLAB PORCH - OPEN	56787	12x11		132	9.97	1,316
PRCH	SLAB PORCH - COVERED	56788	26x4		104	20.97	2,181
CPDT	CARPORT - DETACHED	56789	20x20		400	10.13	4,052



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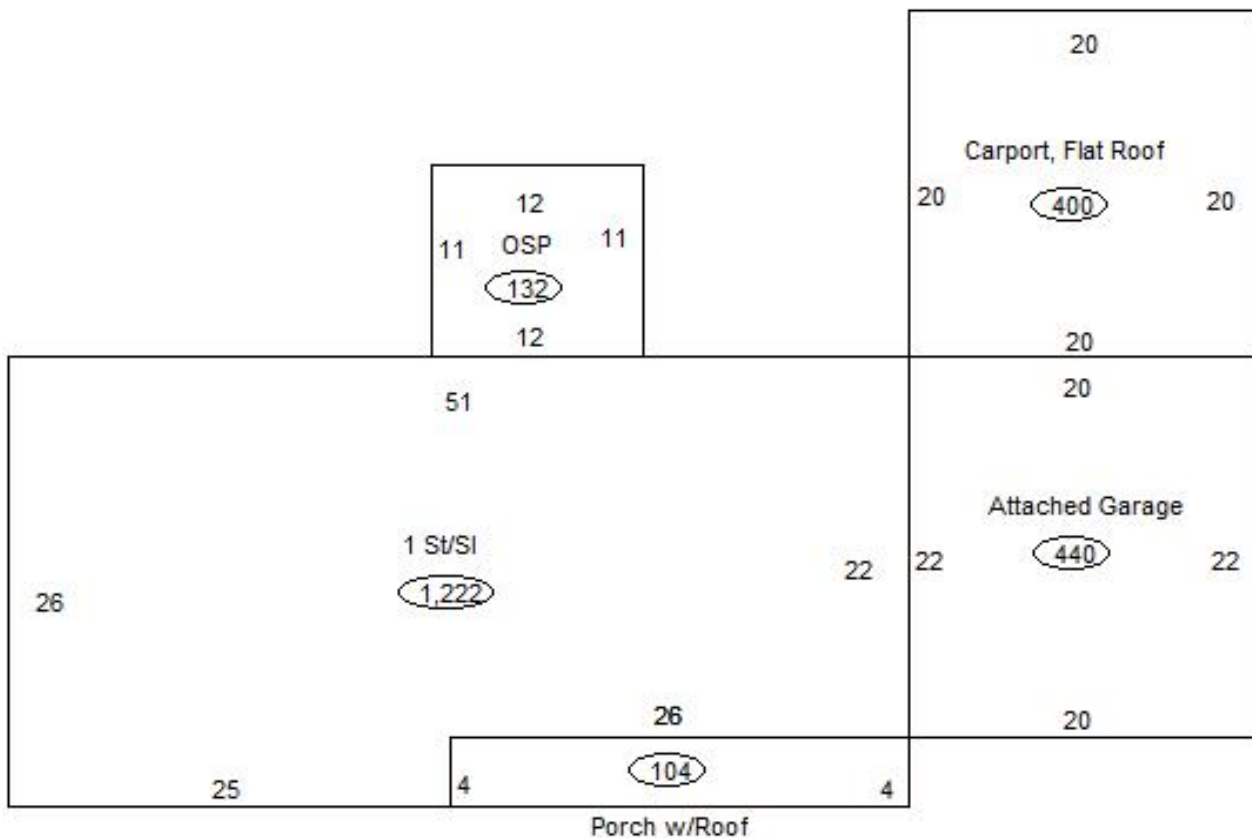
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### Sketch Image

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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	1,222	1.000	1,222
2	G	1		13	Attached Garage	440	1.000	440
3	M	PATO		13	Open Slab	132	1.000	132
4	M	PRCH		13	SLBC	104	1.000	104
5	G	4		13	Carport, Flat Roof	400	1.000	400
<b>Total Building Area</b>						1,222		1,222



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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 (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x )					
	CKCP Chicken Coop		0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (6.59 x )					