



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:25:41  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028333 <b>Parcel ID</b> 21N15E-33-3-00000-000-0000 <b>Cadastral ID</b> 33-21-15-02900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 269777 MEADOR, PHILIP L & SHELLEY J  24825 S MALCOM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24825 MALCOM RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.14 - Acres <b>Sec/Twn/Rng</b> 33 / 21 / 15 / 3 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25330526 -95.71570187																																																																																																																									
<b>Legal Description</b> TR IN S2 NE SW & N2 SE SW, BEG 463.15' S NW/C OF CEDAR LANE, S 230', W 215.77', N 230', E 215.77' TO POB					<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																																																																																																											
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.2921 <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> 56,283.00 x .71 = 39,937 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 39,937		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,580 / 1,580
<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>	1,580
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	554 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31

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> 182,766 115.67 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.42	<b>Total Misc Impr</b>	+ 12,780				
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+ 14,864				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 225,302				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 41%)</b>	- 92,374				
<b>Plumbing Adj</b>	+ 8.90	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 132,928				
<b>Adj Base Cost</b>	= 125.10	<b>Lot Value</b>	+ 39,937				
<b>Total Area</b>	x 1,580	<b>Indicated Value</b>	= 172,865				
<b>Adjusted Cost</b>	= 197,658	<b>Value Per SqFt</b>	109.41				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	132,928		
<b>Lot Value</b>	39,937		
<b>Indicated Value</b>	172,865	109.41	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	4,715		
<b>Total Value</b>	177,580	112.39	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	68215	17x13		221	23.50		5,194
PRCH	SLAB PORCH - COVERED	68216	26x4		104	23.94		2,490



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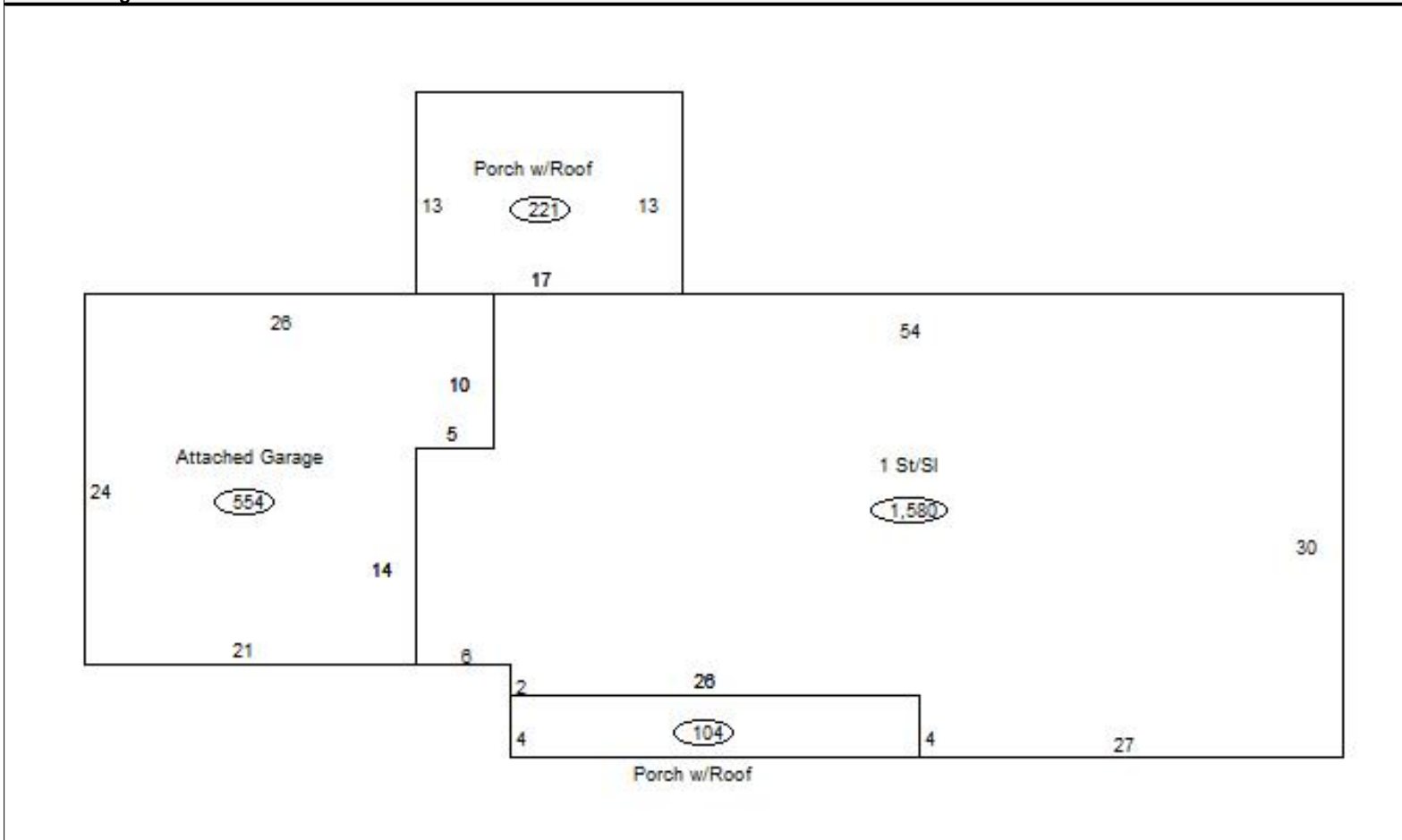
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### Sketch Image

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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	1,580	1.000	1,580
2	G	1		13	Attached Garage	554	1.000	554
3	M	PRCH		13	SLBC	221	1.000	221
4	M	PRCH		13	SLBC	104	1.000	104
<b>Total Building Area</b>						<b>1,580</b>		<b>1,580</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	0x0x0			312
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 312)	911		911	228	683
	DTGF	DETACHED GARAGE FAIR	0x0x0			336
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 336)	5,376		5,376	1,344	4,032