



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660031787 Parcel ID 000000-00-0-00504-001-0001 Cadastral ID 36-21-16-03400 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 329015 BLANCHETT, CHAD LOGAN & LISA J STOREY-BLANCHETT 15785 E MEADOW CIRCLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 15785 S MEADOW CIRCLE RD Subdivision MEADOWRIDGE ESTATES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 16 / 5 Neighborhood 1071 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26084583 -95.54932969 LOT 1 BLOCK 1 MEADOWRIDGE ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1071 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	385,842.00 x .20 = 77,788	
Factor Value		
Adjustments	1.0000	
Lot Value	77,788	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	3,387 / 3,387
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,387
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	632 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	374,582	110.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.62	Total Misc Impr	+	32,735			
Roofing Adj	+ 4.32	Garage Cost	+	19,175			
Subfloor Adj	+ -2.06	Total RCN	=	448,528			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	192,867			
Plumbing Adj	+ 4.58	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	255,661			
Adj Base Cost	= 117.10	Lot Value	+	77,788			
Total Area	x 3,387	Indicated Value	=	333,449			
Adjusted Cost	= 396,618	Value Per SqFt		98.45			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,661		
Lot Value	77,788		
Indicated Value	333,449	98.45	Per SqFt
Agland Value			
Site Improvements	43,914		
Total Value	377,363	111.42	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
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	75851	285		285	26.04		7,421
PRCH	SLAB PORCH - COVERED	75852	24x20		480	25.42		12,202
PRCH	SLAB PORCH - COVERED	136370	36x8		288	26.03		7,497



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,152
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)
Base Cost (10.27 x 1,152)		11,831		11,831	7,099	4,732
	UTIL	SHOP BUILDING	0x0x0			2,380
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)
Base Cost (25.89 x 2,380)		61,618		61,618	27,728	33,890
	DTGF	DETACHED GARAGE FAIR	0x0x0			945
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)
Base Cost (16.00 x 945)		15,120		15,120	9,828	5,292