



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 660031791 Parcel ID 000000-00-0-00504-001-0005 Cadastral ID 36-21-16-03440 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 94004 SWEETIN, LINDA JANE 24435 S MEADOW CR CLAREMORE OK 74019-0000 Parcel Location Situs 24435 MEADOW CRK Subdivision MEADOWRIDGE ESTATES Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 16 / 5 Neighborhood 1071 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\110822r (3)\IMG_0027.JF 11/8/2022</p>														
Legal Description Lot/Long: 36.26011990 -95.54395278																			
LOT 5 BLOCK 1 MEADOWRIDGE ESTATES					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1796/683	SWEETIN, FRANK	08/01/2006	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	0		Land Value 82,939	61,428	11%	6,757	Assessed	55,592	4,616.92										
Year Frozen	2019		Improvements 599,418	443,954		48,835	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 682,357	505,382		55,592	Total Taxable	54,592	4,534.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031791	SWEETIN, LINDA JANE			5	660,751	1000	54,592	4,534.00										
2024	2024-660031791	SWEETIN, LINDA JANE			5	716,589	1000	54,592	4,556.00										
2023	2023-660031791	SWEETIN, LINDA JANE			5	615,149	1000	54,592	4,546.00										
2022	2022-660031791	SWEETIN, LINDA JANE			5	615,121	1000	54,592	4,541.00										
2021	2021-660031791	SWEETIN, LINDA JANE			5	538,782	1000	54,592	4,631.00										
2020	2020-660031791	SWEETIN, LINDA JANE			5	534,321	1000	54,592	4,622.00										
2019	2019-660031791	SWEETIN, LINDA JANE			5	505,382	1000	54,592	4,728.00										
2018	2018-660031791	SWEETIN, LINDA JANE			5	520,528	1000	53,676	4,653.00										
2017	2017-660031791	SWEETIN, LINDA JANE			5	515,538	1000	52,083	4,248.00										
2016	2016-660031791	SWEETIN, LINDA JANE			5	501,403	1000	50,537	4,311.00										
2015	2015-660031791	SWEETIN, LINDA JANE			5	475,095	1000	48,007	4,056.00										
2014	2014-660031791	SWEETIN, LINDA JANE			5	481,296	1000	46,580	3,997.00										
2013	2013-660031791	SWEETIN, LINDA JANE			5	445,484	1000	45,194	3,937.00										



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Lot Data	Square-Foot - NBHD 1071 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	12787	
Non-Ag Acres	10.0401	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	437,346.00 x .19 = 82,939	
Factor Value		
Adjustments	1.0000	
Lot Value	82,939	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,375 / 4,782
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,375
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,053 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	701,158	146.62	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	100.53	Total Misc Impr	+	26,901			
Roofing Adj	+ 4.19	Garage Cost	+	50,976			
Subfloor Adj	+ -3.01	Total RCN	=	674,240			
Heat/Cool Adj	+ 17.38	Depreciation (14%)	-	94,394			
Plumbing Adj	+ 5.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	579,846			
Adj Base Cost	= 124.71	Lot Value	+	82,939			
Total Area	x 4,782	Indicated Value	=	662,785			
Adjusted Cost	= 596,363	Value Per SqFt		138.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	579,846		
Lot Value	82,939		
Indicated Value	662,785	138.60	Per SqFt
Agland Value			
Site Improvements	19,572		
Total Value	682,357	142.69	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	75870		258	258	35.39		9,131
PRCH	SLAB PORCH - COVERED	75871		285	285	35.26		10,049



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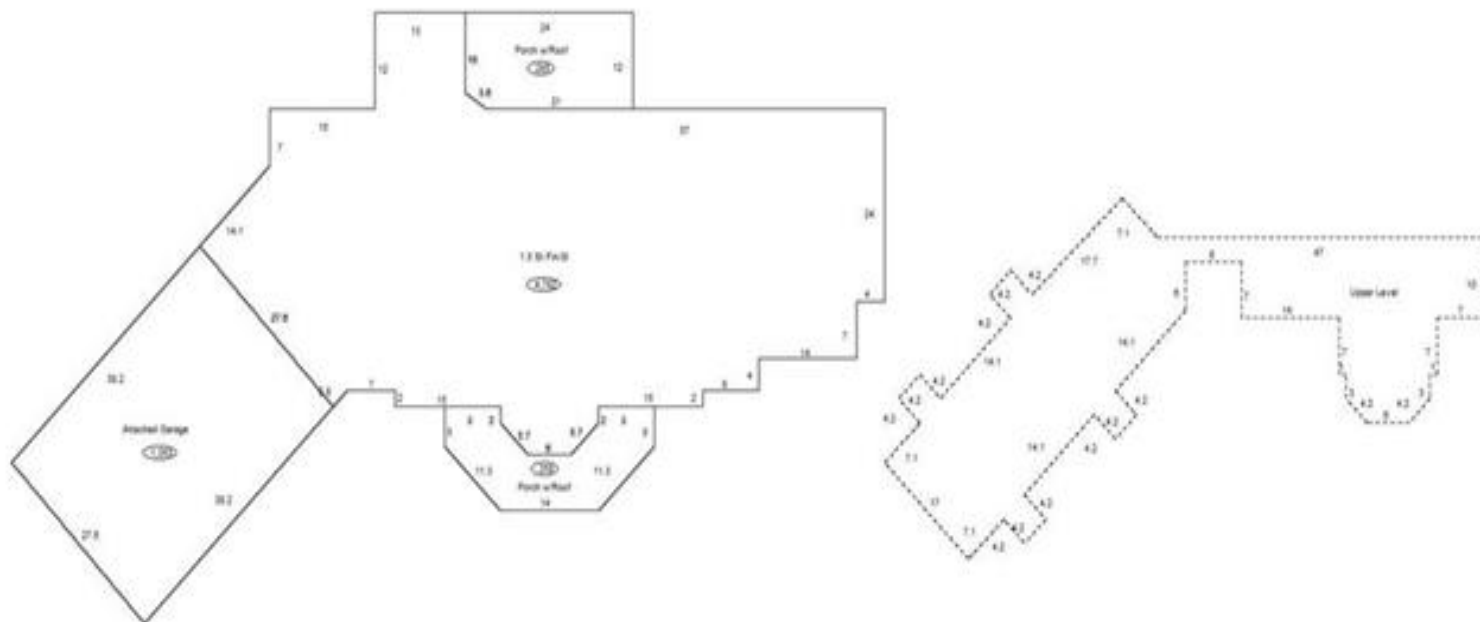
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,375	1.417	4,782
2	U	^UL	Overhang	13	Upper Level	1,407	1.000	1,407
3	G	1		13	Attached Garage	1,053	1.000	1,053
4	M	PRCH		13	SLBC	258	1.000	258
5	M	PRCH		13	SLBC	285	1.000	285
Total Building Area						3,375		4,782



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	10x30x0			300
	Qual	3	Cond 3	Year 2015	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 300)		876		876	876
	UTIL	SHOP BUILDING	20x30x0			600
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (31.16 x 600)		18,696		18,696	18,696