




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660031794 Parcel ID 000000-00-0-00504-001-0007 Cadastral ID 36-21-16-03470 Property Type REAL - Real Property Property Class RAP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 303202 OLANDESE, DAVID & KARRY 24513 S MEADOW CIRCLE RD CLAREMORE OK 74019-0000					 <p>11/08/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\110822r (3)\IMG_0039.JF 11/8/2022</p>																																																																																																																				
Parcel Location Situs 24513 S MEADOW CIRCLE RD Subdivision MEADOWRIDGE ESTATES Lot/Block 0007 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 36 / 21 / 16 / 5 Neighborhood 1071 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25653139 -95.54409697 LOT 7 LESS S 363' 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>R2013 02 17</td> <td>R14-NEW 40X60 2400 SQ FT POLE BAI</td> <td>02/2013</td> <td>11/2013</td> <td>20,000</td> </tr> <tr> <td>R2010 07 6</td> <td>R13-NEW 900 SQ FT ADDITION</td> <td>08/2010</td> <td>01/2013</td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 02 17	R14-NEW 40X60 2400 SQ FT POLE BAI	02/2013	11/2013	20,000	R2010 07 6	R13-NEW 900 SQ FT ADDITION	08/2010	01/2013	20,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1071 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\110822r (3)\IMG_0039.JF 11/8/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	2,404 / 3,304
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,404
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	754 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	240,129		
Lot Value			
Indicated Value	240,129	72.68	Per SqFt
Agland Value	791		
Site Improvements	28,790		
Total Value	269,710	81.63	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.10	Total Misc Impr	+	12,430
Roofing Adj	+ 3.30	Garage Cost	+	22,462
Subfloor Adj	+ -1.59	Total RCN	=	400,215
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	160,086
Plumbing Adj	+ 7.12	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	240,129
Adj Base Cost	= 110.57	Lot Value	+	
Total Area	x 3,304	Indicated Value	=	240,129
Adjusted Cost	= 365,323	Value Per SqFt		72.68

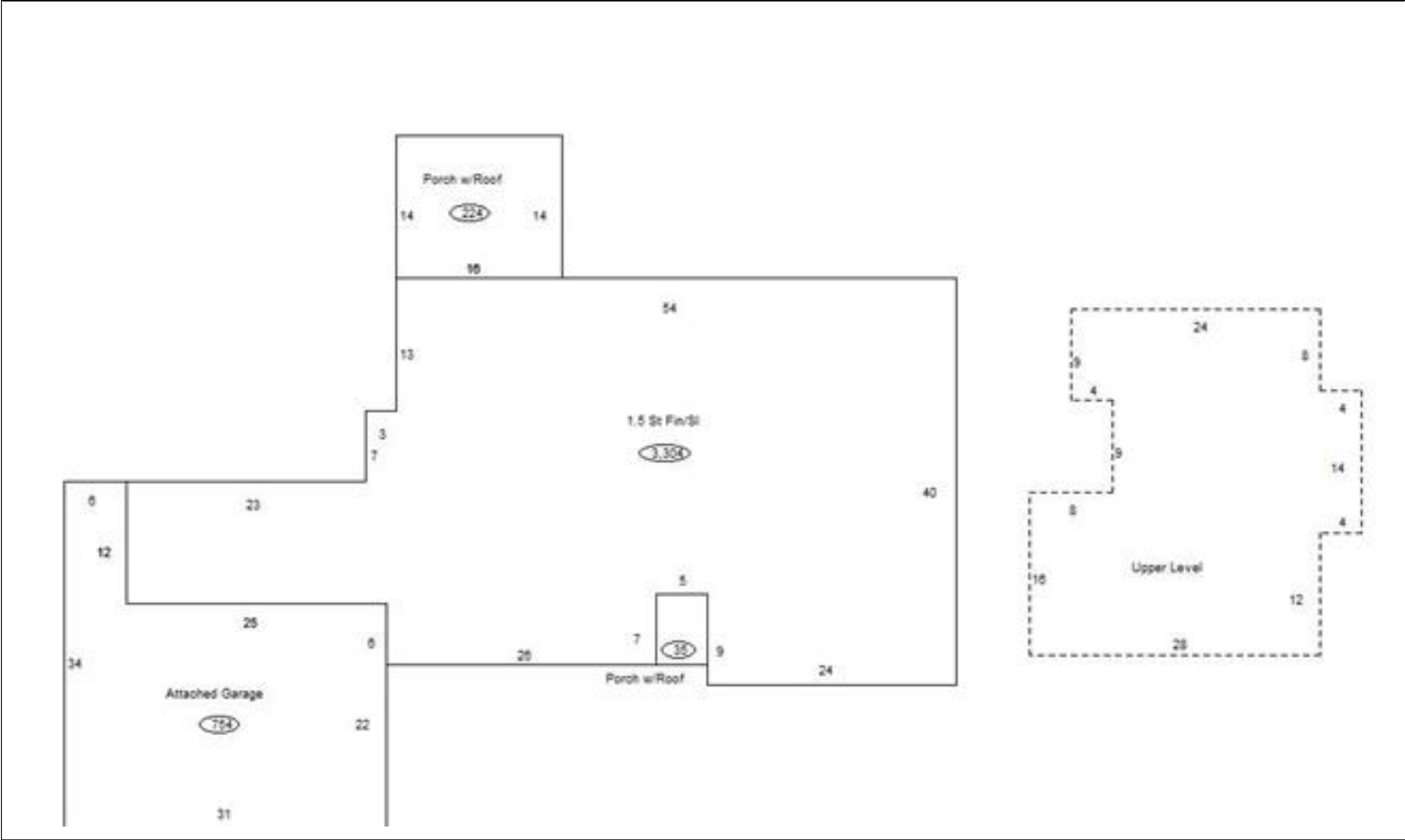
Miscellaneous Improvements

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	75882	16x14		224	26.23		5,876
PRCH	SLAB PORCH - COVERED	75883	7x5		35	26.82		939



Sketch Image

660031794



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	2,404	1.374	3,304
2	G	1		13	Attached Garage	754	1.000	754
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	35	1.000	35
5	U	^UL		13	Upper Level	900	1.000	900
Total Building Area						2,404		3,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	16x40x0			640
	Qual 3	Cond 3	Year 2015	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (10.48 x 640)		6,707		6,707	335	6,372
	BARN	BARN	60x40x0			2,400
	Qual	Cond	Year 2013	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (9.73 x 2,400)		23,352		23,352	1,168	22,184
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF	STG FAIR	10x10x0			100
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (4.68 x 100)		468		468	234	234



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			2.270	142	142	321	321
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.450	192	192	470	470
NTV PST Totals						4.720			791	791
Total Agland						4.720			791	791