



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 660031799 Parcel ID 000000-00-0-00504-001-0010 Cadastral ID 36-21-16-03520 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 335033 CLARK, SANDRA KAY LIFE ESTATE 15702 E MEADOW CIR CLAREMORE OK 74017-0000 Parcel Location Situs 15702 S MEADOW CIRCLE DR Subdivision MEADOWRIDGE ESTATES Lot/Block 0010 / 0001 Parcel Size .5 - 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\110922D (3)\IMG_0013.J 11/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25228991 -95.55032563 PT LOT 10, BEG; SW/C LOT 10, N 328.22', N 53-40-05 E 427.76'; S 557 98' TO PT ON TULSA WATER LINE R/W; WLY ALG R/W TO POB 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 3.4969 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 152,325.00 x .34 = 51,149 Factor Value Adjustments 1.0000 Lot Value 51,149		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,594 / 2,786
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,594
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 359,082 128.89 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	88.89	Total Misc Impr	+ 33,304				
Roofing Adj	+ 2.81	Garage Cost	+ 19,912				
Subfloor Adj	+ -1.32	Total RCN	= 359,760				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 154,697				
Plumbing Adj	+ 7.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 205,063				
Adj Base Cost	= 110.03	Lot Value	+ 51,149				
Total Area	x 2,786	Indicated Value	= 256,212				
Adjusted Cost	= 306,544	Value Per SqFt	91.96				

Value Reconciliation
Selected Approach Cost Approach Improvements 205,063 Lot Value 51,149 Indicated Value 256,212 91.96 Per SqFt Agland Value Site Improvements 69,220 Total Value 325,432 116.81 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
EPSW	ENCLOSED PORCH - SOLID WALL	75898	20x16		320	68.17		21,814
PRCH	SLAB PORCH - COVERED	75899	8x4		32	26.83		859
PRCH	SLAB PORCH - COVERED	75900	24x4		96	26.63		2,556
PATO	SLAB PORCH - OPEN	75901	16x16		256	9.61		2,460



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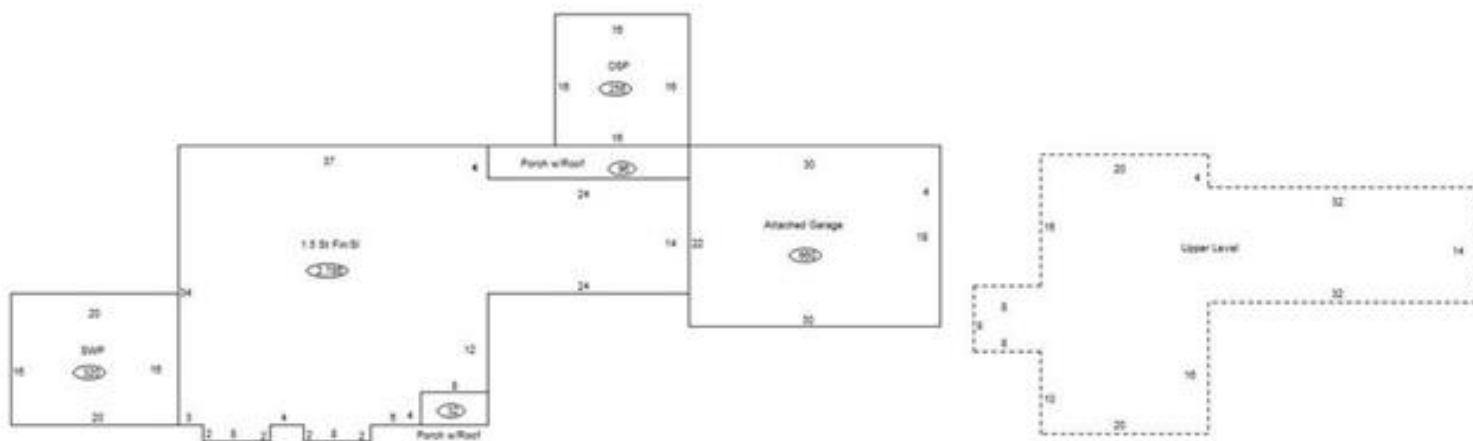
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Sketch Image

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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	1,594	1.748	2,786
2	G	1		13	Attached Garage	660	1.000	660
3	M	EPSW		13	EPSW	320	1.000	320
4	M	PRCH		13	SLBC	32	1.000	32
5	M	PRCH		13	SLBC	96	1.000	96
6	M	PATO		13	Open Slab	256	1.000	256
7	U	^UL	Overhang	13	Upper Level	1,192	1.000	1,192
Total Building Area						1,594		2,786



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x36x0			1,080
	Qual 2	Cond 3	Year 2010	Eff Age		
	Valuation Summary Base Cost (30.87 x 1,080) 33,340		Modifier Total	RCN 33,340	Depr (0% Phys/ % Func)	RCNLD 33,340
	BARN	BARN	0x0x0			1,800
	Qual 3	Cond 3	Year 2010	Eff Age		
	Valuation Summary Base Cost (9.39 x 1,800) 16,902		Modifier Total	RCN 16,902	Depr (0% Phys/ % Func)	RCNLD 16,902
	DTGF	DETACHED GARAGE FAIR	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 960) 15,360		Modifier Total	RCN 15,360	Depr (45% Phys/ % Func) 6,912	RCNLD 8,448
	MS	MECH SHED	30x60x0			1,800
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (5.85 x 1,800) 10,530		Modifier Total	RCN 10,530	Depr (0% Phys/ % Func)	RCNLD 10,530
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD