



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:02:57
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Assessment Data					Primary Image																																																																																																																				
Account 660031802 Parcel ID 000000-00-0-00504-001-0012 Cadastral ID 36-21-16-03550 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 279791 WALLIS, CRAIG A & TRACEY J 24808 S MEADOW CIRCLE DR CLAREMORE OK 74019-0000 Parcel Location Situs 24808 S MEADOW CIRCLE DR Subdivision MEADOWRIDGE ESTATES Lot/Block 0012 / 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_0016.J 11/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25348920 -95.55111223 S2 LOT 12 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	5.0404	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	219,560.00 x .28 = 61,160	
Factor Value		
Adjustments	1.0000	
Lot Value	61,160	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,739 / 1,739
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,739
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38



\\tsclient\T\TOMMY DUNLAP\VI Pictures\110922D (3)\IMG_0016.J 11/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,128	135.21	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	110.71	Total Misc Impr	+	12,644			
Roofing Adj	+ 4.84	Garage Cost	+	15,930			
Subfloor Adj	+ -2.31	Total RCN	=	267,008			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	120,154			
Plumbing Adj	+ 11.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	146,854			
Adj Base Cost	= 137.11	Lot Value	+	61,160			
Total Area	x 1,739	Indicated Value	=	208,014			
Adjusted Cost	= 238,434	Value Per SqFt		119.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,854		
Lot Value	61,160		
Indicated Value	208,014	119.62	Per SqFt
Agland Value			
Site Improvements	40,321		
Total Value	248,335	142.80	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
PATO	SLAB PORCH - OPEN	75911		176	176	10.78		1,897
PRCH	SLAB PORCH - COVERED	75912		195	195	26.32		5,132



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (10% Phys/ % Func) 3,630	RCNLD 32,670
	BARN	BARN	0x0x0			1,260
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.12 x 1,260) 12,751		Modifier Total	RCN 12,751	Depr (40% Phys/ % Func) 5,100	RCNLD 7,651