



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	660031805													
Parcel ID	000000-00-0-00504-001-0013													
Cadastral ID	36-21-16-03580													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	94244													
GILLIS, GENA ANN														
24656 S MEADOW CIRCLE DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	24656 S MEADOW CIRCLE DR													
Subdivision	MEADOWRIDGE ESTATES													
Lot/Block	0013 / 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: 36.25548035 -95.55114259														
S 362.75' OF LOT 13 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					862/76	62,500 No								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	0	Land Value	60,685	38,386	11%	4,222	Assessed	23,377	1,941.46					
Year Frozen	0	Improvements	185,837	174,130		19,155	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	246,522	212,516		23,377	Total Taxable	22,377	1,858.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031805	GILLIS, GENA ANN	5	240,215	1000	21,695	1,802.00							
2024	2024-660031805	GILLIS, GENA ANN	5	256,148	1000	21,034	1,755.00							
2023	2023-660031805	GILLIS, GENA ANN	5	194,484	1000	20,393	1,698.00							
2022	2022-660031805	GILLIS, GENA ANN	5	194,485	1000	20,310	1,689.00							
2021	2021-660031805	GILLIS, GENA ANN	5	188,081	1000	19,689	1,670.00							
2020	2020-660031805	GILLIS, GENA ANN	5	186,745	1000	19,281	1,632.00							
2019	2019-660031805	GILLIS, GENA ANN	5	178,800	1000	18,668	1,617.00							
2018	2018-660031805	GILLIS, GENA ANN	5	185,451	1000	19,400	1,682.00							
2017	2017-660031805	GILLIS, GENA ANN	5	183,898	1000	19,104	1,558.00							
2016	2016-660031805	GILLIS, GENA ANN	5	179,547	1000	18,519	1,580.00							
2015	2015-660031805	GILLIS, GENA ANN	5	137,416	1000	14,116	1,193.00							
2014	2014-660031805	GILLIS, GENA ANN	5	139,818	1000	14,362	1,233.00							
2013	2013-660031805	GILLIS, GENA ANN	5	135,585	1000	13,914	1,212.00							



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Lot Data	Square-Foot - NBHD 1071 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.9313	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	214,809.00 x .28 = 60,685	
Factor Value		
Adjustments	1.0000	
Lot Value	60,685	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,784 / 1,784
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,784
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	434 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38



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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	160,151	89.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	195,660 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.46	Total Misc Impr	+	16,388			
Roofing Adj	+ 3.92	Garage Cost	+	10,511			
Subfloor Adj	+ 0.00	Total RCN	=	235,217			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	115,256			
Plumbing Adj	+ 7.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	119,961			
Adj Base Cost	= 116.77	Lot Value	+	60,685			
Total Area	x 1,784	Indicated Value	=	180,646			
Adjusted Cost	= 208,318	Value Per SqFt		101.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,961		
Lot Value	60,685		
Indicated Value	180,646	101.26	Per SqFt
Agland Value			
Site Improvements	10,800		
Total Value	191,446	107.31	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	75924	396		396	20.20		7,999
PRCH	SLAB PORCH - COVERED	75925	184		184	20.72		3,812
SHLT	UG			1	2025	1	0.00	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	18x20x0			360
	Qual	2	Cond 3	Year	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 360)	10,789		10,789	2,697	8,092
	LT	LEAN-TO	0x0x0			320
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 320)	934		934	234	700
	LF	LOAFING SHED	0x0x0			168
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 168)	716		716	716	
	STF	STG FAIR	0x0x0			240
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 240)	1,123		1,123	281	842
	LF	LOAFING SHED	12x24x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 288)	1,227		1,227	61	1,166



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	431 / 431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	/ 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

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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	

Cost Approach				Manual : 01/2025	
Base Cost	107.65	Total Misc Impr	+	530	
Roofing Adj	+ 4.84	Garage Cost	+		
Subfloor Adj	+ 2.82	Total RCN	=	59,676	
Heat/Cool Adj	+ 10.30	Depreciation (9%)	-	5,371	
Plumbing Adj	+ 11.62	Lump Sums	+	771	
Basement Adj	+ 0.00	RCNLD	=	55,076	
Adj Base Cost	= 137.23	Lot Value	+		
Total Area	x 431	Indicated Value	=	55,076	
Adjusted Cost	= 59,146	Value Per SqFt		127.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,076		
Lot Value			
Indicated Value	55,076	127.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	55,076	127.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124266	5x5		25	21.21		530
WODC	WOOD DECK - COVERED	124267	4x4		16	48.18		771



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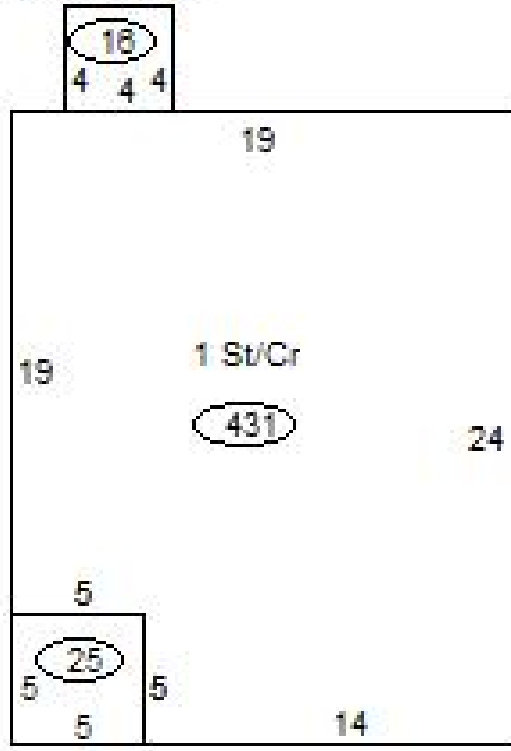
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Sketch Image

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Covered Deck



Porch w/Roof

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	431	1.000	431
2	M	PRCH		13	SLBC	25	1.000	25
3	M	WODC		13	WODC	16	1.000	16
Total Building Area						431		431