



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 660031813 Parcel ID 000000-00-0-00504-001-0019 Cadastral ID 36-21-16-03660 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 319218 SANTOS, GREGORY & CONNIE 15711 E MEADOW CIRCLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 15711 E MEADOW CIRCLE RD Subdivision MEADOWRIDGE ESTATES Lot/Block 0019 / 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: 36.25382203 -95.54874316																																		
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>R2016 12 8</td> <td>R18-NEW 60X40 2400 SQ FT DETACH</td> <td>12/2016</td> <td>05/2017</td> <td>25,205</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 12 8	R18-NEW 60X40 2400 SQ FT DETACH	12/2016	05/2017	25,205															
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R2016 12 8	R18-NEW 60X40 2400 SQ FT DETACH	12/2016	05/2017	25,205																														
Exemptions					Sale History																													
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	No	1,000																															
Bk/Pg	Grantor	Date	Price	Code																														
2573/342	AILSHIE, MARCIA F	08/18/2016	165,000	YES																														
805/761			92,500	No																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																									
Remove Cap	2017	Land Value	58,622	53,202	11%	5,852	Assessed	24,166	2,006.99																									
Year Frozen	0	Improvements	166,489	166,489		18,314	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	225,111	219,691		24,166	Total Taxable	24,166	2,007.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660031813	SANTOS, GREGORY & CONNIE			5	222,844	0	23,016	1,911.00																									
2024	2024-660031813	SANTOS, GREGORY & CONNIE			5	254,028	0	21,919	1,829.00																									
2023	2023-660031813	SANTOS, GREGORY & CONNIE			5	189,779	0	20,876	1,738.00																									
2022	2022-660031813	SANTOS, GREGORY & CONNIE			5	185,075	0	20,358	1,693.00																									
2021	2021-660031813	SANTOS, GREGORY & CONNIE			5	177,232	0	19,496	1,654.00																									
2020	2020-660031813	SANTOS, GREGORY & CONNIE			5	178,134	0	19,525	1,653.00																									
2019	2019-660031813	SANTOS, GREGORY & CONNIE			5	169,048	0	18,595	1,610.00																									
2018	2018-660031813	SANTOS, GREGORY & CONNIE			5	181,789	0	19,997	1,734.00																									
2017	2017-660031813	SANTOS, GREGORY & CONNIE			5	168,302	0	18,513	1,510.00																									
2016	2016-660031813	SANTOS, GREGORY & CONNIE			5	172,876	1000	17,621	1,503.00																									
2015	2015-660031813	AILSHIE, WALTER R &			5	171,442	1000	17,078	1,443.00																									
2014	2014-660031813	AILSHIE, WALTER R &			5	176,110	1000	16,552	1,420.00																									
2013	2013-660031813	AILSHIE, WALTER R &			5	167,107	1000	16,041	1,397.00																									



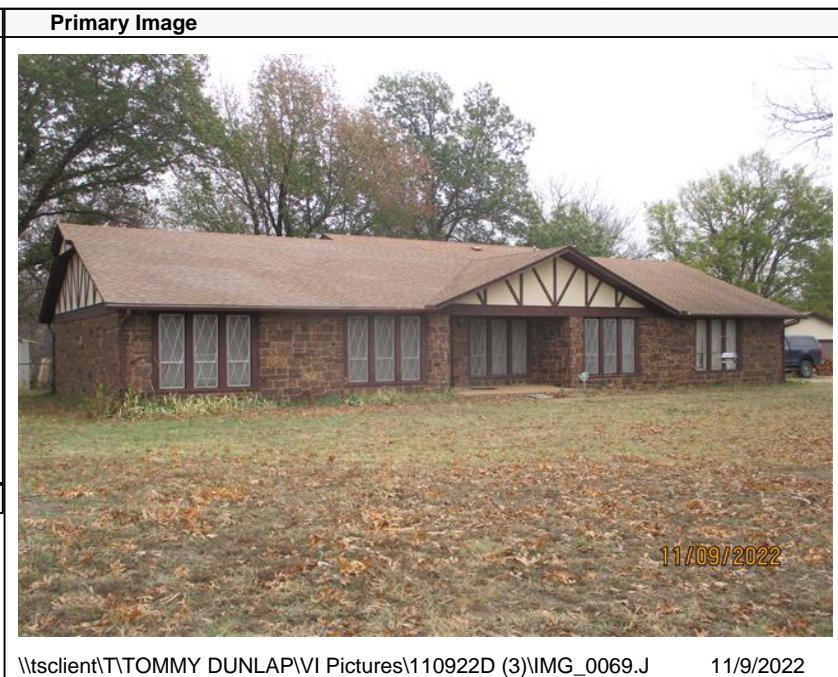
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Lot Data		Square-Foot - NBHD 1071 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.4577		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	194,178.00 x .30 = 58,622		
Factor Value			
Adjustments	1.0000		
Lot Value	58,622		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,985 / 1,985
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,985
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 48

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	225,498	113.60	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.63	Total Misc Impr	+ 29,616				
Roofing Adj	+ 4.27	Garage Cost	+ 13,854				
Subfloor Adj	+ -1.10	Total RCN	= 301,897				
Heat/Cool Adj	+ 11.47	Depreciation (56%)	- 169,062				
Plumbing Adj	+ 8.92	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 132,835				
Adj Base Cost	= 130.19	Lot Value	+ 58,622				
Total Area	x 1,985	Indicated Value	= 191,457				
Adjusted Cost	= 258,427	Value Per SqFt	96.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,835		
Lot Value	58,622		
Indicated Value	191,457	96.45	Per SqFt
Agland Value			
Site Improvements	33,654		
Total Value	225,111	113.41	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	75950	13x5		65	24.06		1,564
EPSW	ENCLOSED PORCH - SOLID WALL	75951	27x14		378	60.73		22,956



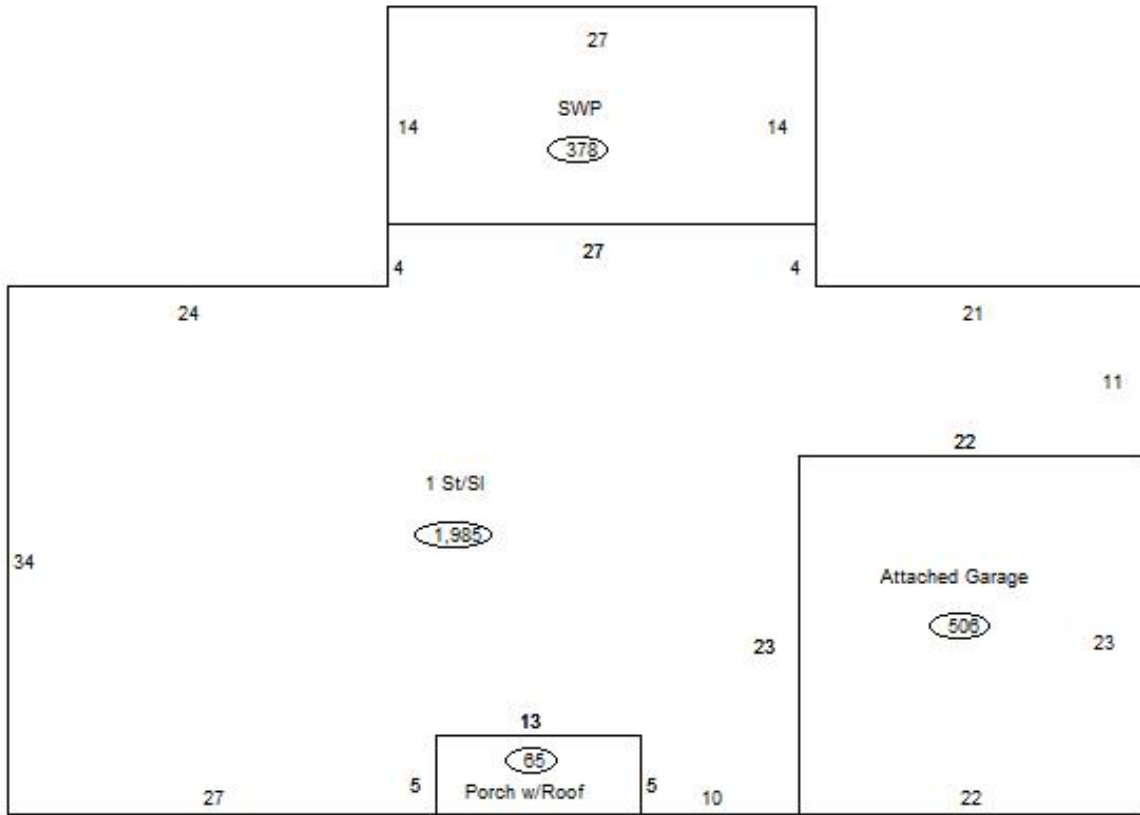
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,985	1.000	1,985
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	65	1.000	65
4	M	EPSW		13	EPSW	378	1.000	378
Total Building Area						1,985		1,985



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	60x40x0			2,400	
	Qual	Cond	Year	2017	Eff Age		
	Valuation Summary Base Cost (9.73 x 2,400) 23,352		Modifier Total		RCN 23,352	Depr (0% Phys/ % Func)	RCNLD 23,352
	DTGF	DETACHED GARAGE FAIR	0x0x0			800	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary Base Cost (16.00 x 800) 12,800		Modifier Total		RCN 12,800	Depr (25% Phys/ % Func) 3,200	RCNLD 9,600
	MS	MECH SHED	10x12x0			120	
	Qual	3	Cond	3	Year	Eff Age	
	Valuation Summary Base Cost (5.85 x 120) 702		Modifier Total		RCN 702	Depr (0% Phys/ % Func)	RCNLD 702
	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