



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 05:30:31  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031817 <b>Parcel ID</b> 000000-00-0-00504-001-0022 <b>Cadastral ID</b> 36-21-16-03700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 327071 ALVARADO, JOEL  24462 S MEADOW CIRCLE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24462 S MEADOW CIRCLE RD <b>Subdivision</b> MEADOWRIDGE ESTATES <b>Lot/Block</b> 0022 / 0001 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 16 / 5 <b>Neighborhood</b> 1071 - R-V01-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-03-06\IMG_0095.JPG 3/6/2019</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.25834502 -95.54642146 N 302.60' OF LOT 22 BLOCK 1 MEADOWRIDGE ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1071 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0.5 <b>Non-Ag Acres</b> 4.7733 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 207,926.00 x .29 = 59,997 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 59,997		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,705 / 2,704
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,705
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	654 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2006 / 15



\\tsclient\C\TOMS PC PICS\2019-03-06\IMG\_0095.JPG 3/6/2019

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	420,037	155.34	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	288,790		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.78	<b>Total Misc Impr</b>	+ 1,882				
<b>Roofing Adj</b>	+ 3.95	<b>Garage Cost</b>	+ 30,117				
<b>Subfloor Adj</b>	+ -3.06	<b>Total RCN</b>	= 384,357				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 16%)</b>	- 61,497				
<b>Plumbing Adj</b>	+ 9.33	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 322,860				
<b>Adj Base Cost</b>	= 130.31	<b>Lot Value</b>	+ 59,997				
<b>Total Area</b>	x 2,704	<b>Indicated Value</b>	= 382,857				
<b>Adjusted Cost</b>	= 352,358	<b>Value Per SqFt</b>	141.59				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	322,860		
<b>Lot Value</b>	59,997		
<b>Indicated Value</b>	382,857	141.59	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	39,700		
<b>Total Value</b>	422,557	156.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75962	36		36	33.08		1,191
PATO	SLAB PORCH - OPEN	75963	8x6		48	14.39		691



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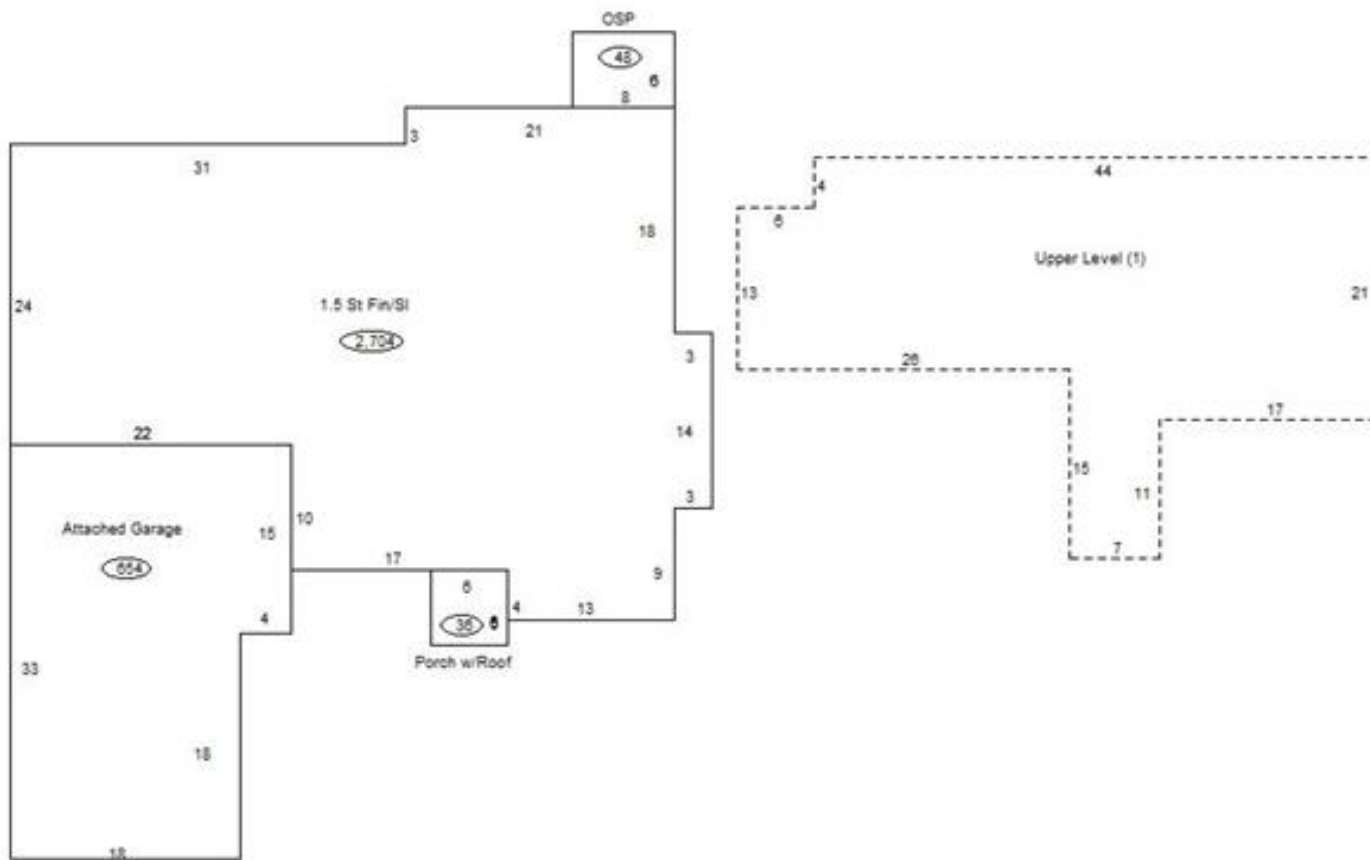
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### Sketch Image

660031817



### 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/Sl	1,705	1.586	2,704
2	G	1		13	Attached Garage	654	1.000	654
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PATO		13	Open Slab	48	1.000	48
5	U	^UL		13	Upper Level (1)	999	1.000	999
<b>Total Building Area</b>						1,705		2,704



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,440
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.02 x 1,440)		41,789		41,789	2,089	39,700