



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:05:49
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Assessment Data					Primary Image																																																																																																																				
Account 660052056 Parcel ID 000000-00-0-00502-002-0010 Cadastral ID 34-21-16-03070 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 322302 ARNOLD, DAVID & BRIANNA R 14105 E 530 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14105 E 530 RD Subdivision MEADOWRANCH IV Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24996377 -95.58104955																																																																																																																									
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1069		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	48,217.00 x 1.25 = 60,091		
Factor Value			
Adjustments	1.0000		
Lot Value	60,091		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-29\IMG_001 11/29/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,160 / 1,800
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,160
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	222,156 123.42 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	253,400 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	168,302
Lot Value	60,091
Indicated Value	228,393 126.89 Per SqFt
Agland Value	
Site Improvements	
Total Value	228,393 126.89 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.76	Total Misc Impr	+ 15,621
Roofing Adj	+ 3.21	Garage Cost	+ 16,658
Subfloor Adj	+ -1.52	Total RCN	= 233,753
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 65,451
Plumbing Adj	+ 10.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,302
Adj Base Cost	= 111.93	Lot Value	+ 60,091
Total Area	x 1,800	Indicated Value	= 228,393
Adjusted Cost	= 201,474	Value Per SqFt	126.89

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
PRCH	SLAB PORCH - COVERED	77674	34x6		204	26.29		5,363
PRCH	SLAB PORCH - COVERED	77675	16x11		176	26.38		4,643



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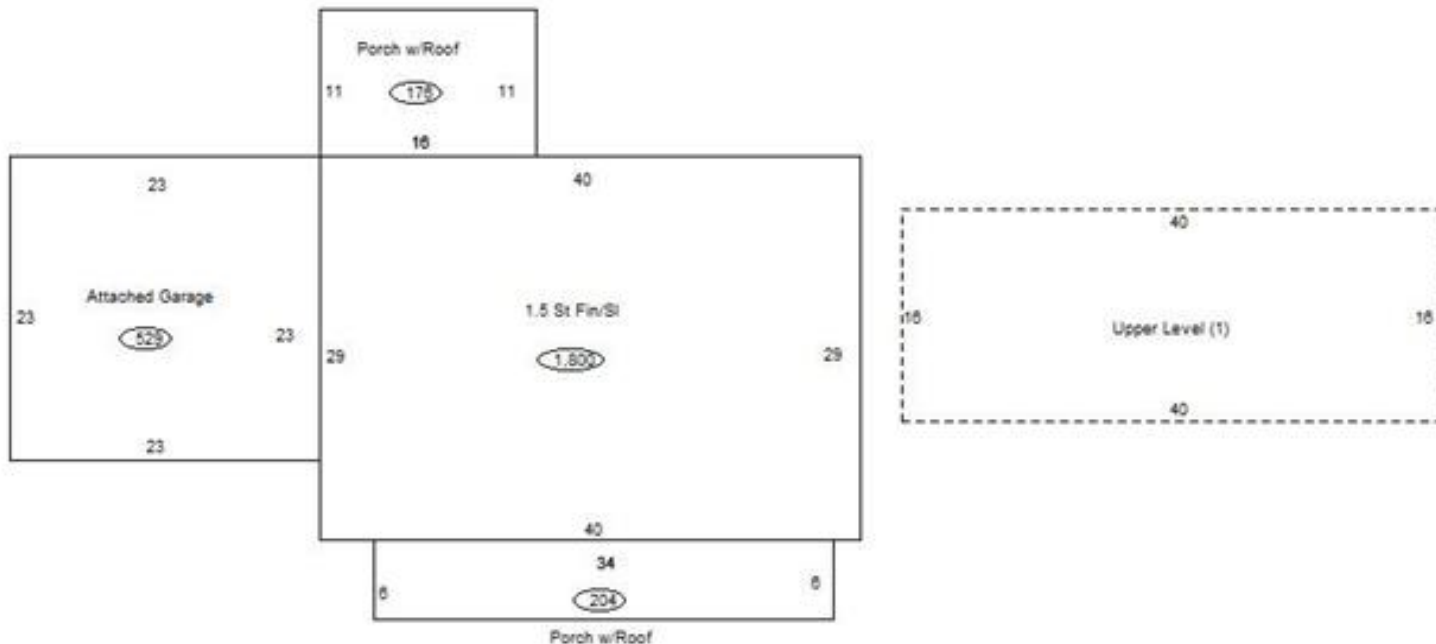
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Sketch Image

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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/Sl	1,160	1.552	1,800
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	204	1.000	204
4	M	PRCH		13	SLBC	176	1.000	176
5	U	^UL		13	Upper Level (1)	640	1.000	640
Total Building Area						1,160		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				