




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 660066806 Parcel ID 000000-00-0-00495-001-0006 Cadastral ID 02-20-16-02746 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 254884 LANIER, CAROLYN S 25015 S MEADOW RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 25015 S MEADOW RANCH RD Subdivision MEADOWRANCH Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-2\IMG_ 9/2/2021</p>																																																																																				
Legal Description Lot/Long: 36.24892458 -95.57969773 LOT 6 BLOCK 1 MEADOWRANCH																																																																																									
Exemptions					Building Permits																																																																																				
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																		
2025	2025-660066806	LANIER, CAROLYN S	5	396,109	1000	26,305	2,185.00																																																																																		
2024	2024-660066806	LANIER, CAROLYN S	5	415,677	1000	26,306	2,195.00																																																																																		
2023	2023-660066806	LANIER, CAROLYN S	5	312,212	1000	26,305	2,190.00																																																																																		
2022	2022-660066806	LANIER, CAROLYN S	5	315,384	1000	26,305	2,188.00																																																																																		
2021	2021-660066806	LANIER, CAROLYN S	5	264,553	1000	26,305	2,231.00																																																																																		
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2019	2019-660066806	LANIER, CAROLYN S	5	248,230	1000	26,305	2,278.00																																																																																		
2018	2018-660066806	LANIER, EDWARD J & CAROLYN S	5	252,414	1000	26,766	2,320.00																																																																																		
2017	2017-660066806	LANIER, EDWARD J & CAROLYN S	5	250,152	1000	26,410	2,154.00																																																																																		
2016	2016-660066806	LANIER, EDWARD J & CAROLYN S	5	243,169	1000	25,612	2,185.00																																																																																		
2015	2015-660066806	LANIER, EDWARD J & CAROLYN S	5	234,883	1000	24,837	2,098.00																																																																																		
2014	2014-660066806	LANIER, EDWARD J & CAROLYN S	5	16,000	0	1,760	151.00																																																																																		
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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2796		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	55,741.00 x 1.17 = 64,981		
Factor Value			
Adjustments	1.0000		
Lot Value	64,981		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,730 / 2,730
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,730
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	697 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	339,047	124.19	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	101.82	Total Misc Impr	+ 20,070
Roofing Adj	+ 4.45	Garage Cost	+ 26,151
Subfloor Adj	+ -2.09	Total RCN	= 384,659
Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 34,619
Plumbing Adj	+ 7.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 350,040
Adj Base Cost	= 123.97	Lot Value	+ 64,981
Total Area	x 2,730	Indicated Value	= 415,021
Adjusted Cost	= 338,438	Value Per SqFt	152.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	350,040		
Lot Value	64,981		
Indicated Value	415,021	152.02	Per SqFt
Agland Value			
Site Improvements	6,322		
Total Value	421,343	154.34	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
PRCH	SLAB PORCH - COVERED	119908	18x16		288	26.03		7,497
PRCH	SLAB PORCH - COVERED	119910	5x2		10	26.90		269
PRCH	SLAB PORCH - COVERED	119911	32x8		256	26.13		6,689



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x30x8	Plank	Formed Metal	360
	Qual	5	Cond 3	Year 2018	Eff Age 6	

Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (24.39 x 360)	8,780	8,780	2,458	6,322