



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:32:23  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074410 <b>Parcel ID</b> 000000-00-0-00510-001-0008 <b>Cadastral ID</b> 35-21-15-01030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 333544 COOK, WILLIAM DAVIS & BRITTANY NATION COOK  24855 S MEADOWRIDGE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24855 S MEADOW RIDGE RD <b>Subdivision</b> MEADOWS ON THE RIDGE II <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 35 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25276100 -95.67384055 LOT 8 BLOCK 1 THE MEADOWS ON THE RIDGE II																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.778		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	77,449.00 x 1.33 = 102,858		
Factor Value			
Adjustments	1.0000		
Lot Value	102,858		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,872 / 2,847
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,872
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	834 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	433,174 152.15 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	480,100 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	311,964
Lot Value	102,858
Indicated Value	414,822 145.70 Per SqFt
Agland Value	
Site Improvements	65,718
Total Value	480,540 168.79 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	92.78	Total Misc Impr	+	47,336
Roofing Adj	+ 3.58	Garage Cost	+	31,033
Subfloor Adj	+ -2.29	Total RCN	=	405,148
Heat/Cool Adj	+ 14.47	Depreciation ( 23%)	-	93,184
Plumbing Adj	+ 6.24	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	311,964
Adj Base Cost	= 114.78	Lot Value	+	102,858
Total Area	x 2,847	Indicated Value	=	414,822
Adjusted Cost	= 326,779	Value Per SqFt		145.70

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	88201	40x6		240	28.67		6,881
EPSW	ENCLOSED PORCH - SOLID WALL	88202	283		283	75.01		21,228
PRCH	SLAB PORCH - COVERED	88203	9x4		36	29.42		1,059
PRCH	SLAB PORCH - COVERED	88205	374		374	28.24		10,562
PRCH	SLAB PORCH - COVERED	88206	10x4		40	29.40		1,176
SHLT	STORM SHELTER			1 2019	1	0.00		



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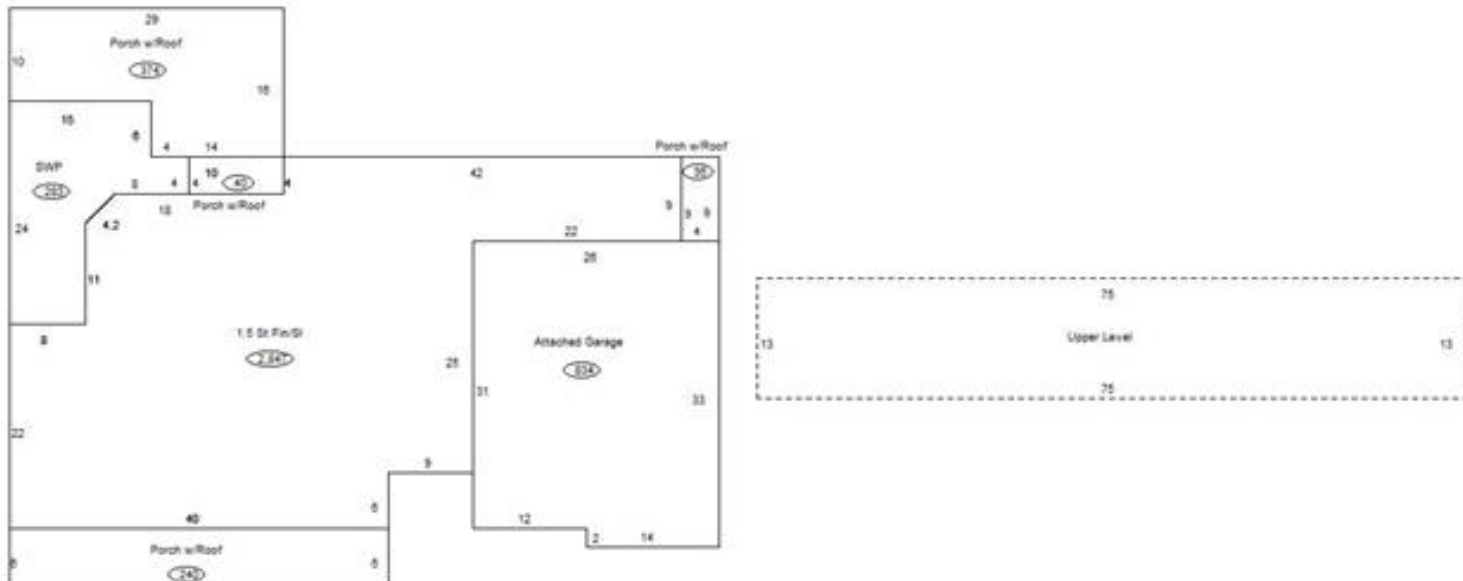
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### Sketch Image

660074410



### 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/SI	1,872	1.521	2,847
2	G	1		13	Attached Garage	834	1.000	834
3	M	PRCH		13	SLBC	240	1.000	240
4	M	EPSW		13	EPSW	283	1.000	283
5	M	PRCH		13	SLBC	36	1.000	36
6	U	^UL	Overhang	13	Upper Level	975	1.000	975
7	M	PRCH		13	SLBC	374	1.000	374
8	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						<b>1,872</b>		<b>2,847</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	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 (30.22 x 1,500)	45,330		45,330	2,267	43,063
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)	25,000		25,000	5,000	20,000
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2,950.00 x 1)	2,950		2,950	295	2,655