



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:32:51  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074416 <b>Parcel ID</b> 000000-00-0-00510-002-0006 <b>Cadastral ID</b> 35-21-15-01090 <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> 281145 SPRAGUE, DONALD C & LORI D TRUSTEES SPRAGUE FAMILY REVOC TRUST 24892 S MEADOWRIDGE RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 24892 S MEADOW RIDGE RD <b>Subdivision</b> MEADOWS ON THE RIDGE II <b>Lot/Block</b> 0006 / 0002 <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: 36.25181979 -95.67499287					<b>Building Permits</b> <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>08102</td> <td>R10-NEW POOL</td> <td>08/2009</td> <td>11/2009</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	08102	R10-NEW POOL	08/2009	11/2009																																																																																																							
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3294		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	57,907.00 x 1.49 = 86,247		
Factor Value			
Adjustments	1.0000		
Lot Value	86,247		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,836 / 2,811
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,836
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
Adusted R	0.8445
Indicated Value	384,696 136.85 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	476,630 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	260,211
Lot Value	86,247
Indicated Value	346,458 123.25 Per SqFt
Agland Value	
Site Improvements	54,821
Total Value	401,279 142.75 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	86.50	Total Misc Impr	+	14,310
Roofing Adj	+ 3.13	Garage Cost	+	24,845
Subfloor Adj	+ -1.49	Total RCN	=	337,936
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	77,725
Plumbing Adj	+ 5.51	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	260,211
Adj Base Cost	= 106.29	Lot Value	+	86,247
Total Area	x 2,811	Indicated Value	=	346,458
Adjusted Cost	= 298,781	Value Per SqFt		123.25

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	88234	40x6		240	26.18		6,283
PRCH	SLAB PORCH - COVERED	88235	233		233	26.20		6,105
PRCH	SLAB PORCH - COVERED	88236	9x8		72	26.70		1,922



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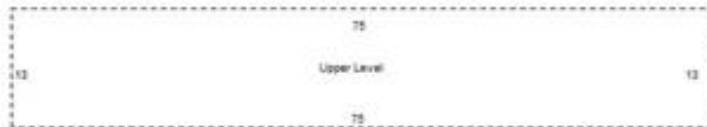
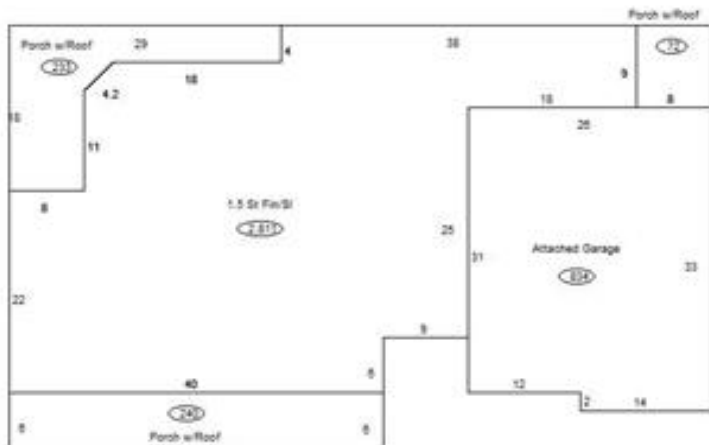
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### Sketch Image

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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	1,836	1.531	2,811
2	G	1		13	Attached Garage	834	1.000	834
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	233	1.000	233
5	M	PRCH		13	SLBC	72	1.000	72
6	U	^UL	Overhang	13	Upper Level	975	1.000	975
<b>Total Building Area</b>						<b>1,836</b>		<b>2,811</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	MS	MECH SHED	24x30x0			720
	Qual 3	Cond 3	Year 2018	Eff Age		
	<b>Valuation Summary</b> Base Cost (5.85 x 720) 4,212		<b>Modifier Total</b>	<b>RCN</b> 4,212	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 4,212
	UTIL	SHOP BUILDING	0x0x0			1,152
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30.50 x 1,152) 35,136		<b>Modifier Total</b>	<b>RCN</b> 35,136	<b>Depr (20% Phys/ % Func)</b> 7,027	<b>RCNLD</b> 28,109
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>	<b>RCN</b> 30,000	<b>Depr (25% Phys/ % Func)</b> 7,500	<b>RCNLD</b> 22,500
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>