




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660077390 <b>Parcel ID</b> 000000-00-0-00773-001-0007 <b>Cadastral ID</b> 34-21-15-04660 <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> 333749 GASTELUM, KURT & JAYME  24130 MEADOWVIEW CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24130 S MEADOWVIEW CT <b>Subdivision</b> SPRING RIDGE <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0048. 7/12/2022</p>														
<b>Legal Description</b> Lat/Long: 36.26210565 -95.70336373																			
LOT 7 SPRING RIDGE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	HEWIN, GREGORY & LABOYTEAUX, MARK E &	02/25/2021	465,000	YES										
					1558/850		01/15/2004	29,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	2022		Land Value 81,196	81,196	11%	8,932	Assessed	54,105	5,634.05										
Year Frozen	0		Improvements 410,664	410,664		45,173	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		<b>Total Value</b> 491,860	491,860		54,105	<b>Total Taxable</b>	53,105	5,547.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660077390	GASTELUM, KURT & JAYME			4	486,668	1000	52,534	5,487.00										
2024	2024-660077390	GASTELUM, KURT & JAYME			4	513,424	1000	51,685	4,965.00										
2023	2023-660077390	GASTELUM, KURT & JAYME			4	465,000	1000	50,150	4,745.00										
2022	2022-660077390	GASTELUM, KURT & JAYME			4	465,000	1000	50,150	4,830.00										
2021	2021-660077390	GASTELUM, KURT & JAYME			4	374,587	1000	39,400	3,698.00										
2020	2020-660077390	HEWIN, GREGORY &			4	362,174	1000	38,224	3,595.00										
2019	2019-660077390	HEWIN, GREGORY &			4	346,194	1000	37,081	3,542.00										
2018	2018-660077390	HEWIN, GREGORY &			4	354,941	1000	38,044	3,636.00										
2017	2017-660077390	HEWIN, GREGORY &			4	351,178	1000	37,540	3,597.00										
2016	2016-660077390	HEWIN, GREGORY &			4	341,965	1000	36,418	3,500.00										
2015	2015-660077390	HEWIN, GREGORY &			4	331,272	1000	35,328	3,422.00										
2014	2014-660077390	HEWIN, GREGORY &			4	329,380	1000	33,721	3,092.00										
2013	2013-660077390	HEWIN, GREGORY &			4	309,551	1000	32,710	3,107.00										



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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	6875		
Non-Ag Acres	1.193		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	51,965.00 x 1.56 = 81,196		
Factor Value			
Adjustments	1.0000		
Lot Value	81,196		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,919 / 3,495
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,919
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	468,624 134.08 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	462,470 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	393,769
Lot Value	81,196
Indicated Value	474,965 135.90 Per SqFt
Agland Value	
Site Improvements	16,895
Total Value	491,860 140.73 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.46	Total Misc Impr	+ 9,388
Roofing Adj	+ 4.73	Garage Cost	+ 27,948
Subfloor Adj	+ -3.65	Total RCN	= 474,421
Heat/Cool Adj	+ 16.31	Depreciation ( 17%)	- 80,652
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 393,769
Adj Base Cost	= 125.06	Lot Value	+ 81,196
Total Area	x 3,495	Indicated Value	= 474,965
Adjusted Cost	= 437,085	Value Per SqFt	135.90

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	93229	18x8		144	32.60		4,694
PRCH	SLAB PORCH - COVERED	93230	18x8		144	32.60		4,694



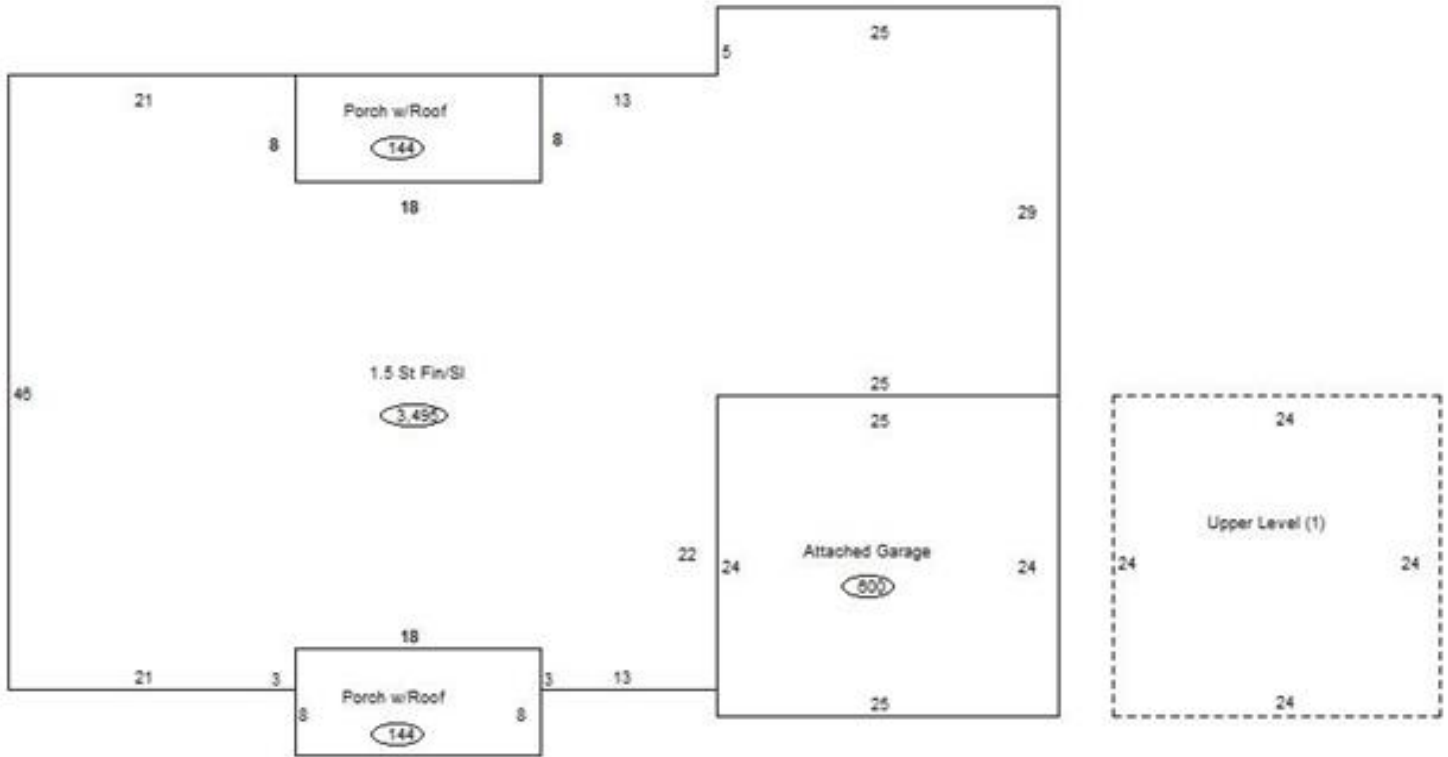
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Sketch Image

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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	2,919	1.197	3,495
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	144	1.000	144
5	U	^UL		13	Upper Level (1)	576	1.000	576
<b>Total Building Area</b>						2,919		3,495



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	LEAN-TO	11x38x0			418
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (8.56 x 418)		3,578		3,578	1,467	2,111
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,232
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 1,232)		19,712		19,712	4,928	14,784