



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:44:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660079626 Parcel ID 000000-00-0-00319-001-0003 Cadastral ID 02-21-16-07020 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 305349 RAY, JOHN T & STEPHANIE J 19325 S FIELDSTONE DR E CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 19325 S FIELDSTONE DR E Subdivision FIELD STONE ESTATES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 21 / 16 / 5 Neighborhood 1058 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33218547 -95.56151131 LOT 3 BLOCK 1 FIELDSTONE ESTATES					Building Permits <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>R2011 02 4</td> <td>R12-NEW 2050 SQ FT SFR</td> <td>02/2011</td> <td>08/2011</td> <td>165,000</td> </tr> <tr> <td>R12</td> <td>R12 SFR MTG \$183,600</td> <td>02/2011</td> <td>08/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2011 02 4	R12-NEW 2050 SQ FT SFR	02/2011	08/2011	165,000	R12	R12 SFR MTG \$183,600	02/2011	08/2011																																																																																																		
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1382		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	49,580.00 x 1.38 = 68,651		
Factor Value			
Adjustments	1.0000		
Lot Value	68,651		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,953 / 1,953
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,953
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	815 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	328,729	168.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	329,700		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.60	Total Misc Impr	+ 18,931
Roofing Adj	+ 6.09	Garage Cost	+ 37,017
Subfloor Adj	+ -4.64	Total RCN	= 338,352
Heat/Cool Adj	+ 16.31	Depreciation (11%)	- 37,219
Plumbing Adj	+ 10.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 301,133
Adj Base Cost	= 144.60	Lot Value	+ 68,651
Total Area	x 1,953	Indicated Value	= 369,784
Adjusted Cost	= 282,404	Value Per SqFt	189.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	301,133		
Lot Value	68,651		
Indicated Value	369,784	189.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	369,784	189.34	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	95981	304		304	31.93		9,707
PRCH	SLAB PORCH - COVERED	95982	10x6		60	33.00		1,980

