



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:43:05
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Assessment Data					Primary Image																																																																																																																				
Account 660079672 Parcel ID 000000-00-0-00319-003-0004 Cadastral ID 02-21-16-07480 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 310972 PALMER, TRACY LYNN-GUARDIAN OF RANDA LYNN GROSSMAN (MINOR) 19440 S FIELDSTONE CT CLAREMORE OK 74017-0000 Parcel Location Situs 19440 S FIELDSTONE CT Subdivision FIELD STONE ESTATES Lot/Block 0004 / 0003 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 Lot/Long: 36.32927838 -95.56176208																																																																																																																									
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9963	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,399.00 x 1.50 = 65,099	
Factor Value		
Adjustments	1.0000	
Lot Value	65,099	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,253 / 2,812
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,253
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	850 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-6\IMG_0041. 3/7/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	347,169	123.46	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	390,370 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.85	Total Misc Impr	+ 14,391				
Roofing Adj	+ 3.67	Garage Cost	+ 25,322				
Subfloor Adj	+ -1.75	Total RCN	= 364,077				
Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 40,048				
Plumbing Adj	+ 6.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 324,029				
Adj Base Cost	= 115.35	Lot Value	+ 65,099				
Total Area	x 2,812	Indicated Value	= 389,128				
Adjusted Cost	= 324,364	Value Per SqFt	138.38				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	324,029		
Lot Value	65,099		
Indicated Value	389,128	138.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	389,128	138.38	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	96089		322	322	25.92		8,346
PRCH	SLAB PORCH - COVERED	96090		4x4	16	26.88		430



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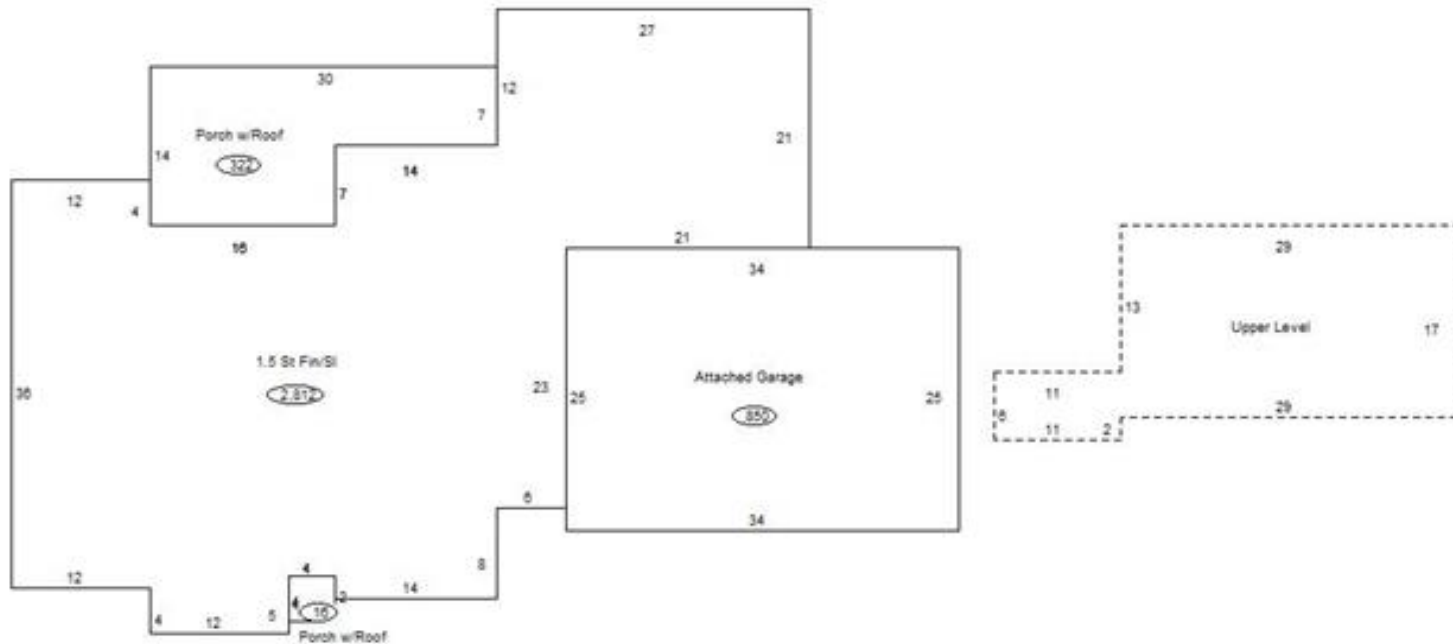
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Sketch Image

660079672



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	2,253	1.248	2,812
2	M	PRCH		13	SLBC	322	1.000	322
3	M	PRCH		13	SLBC	16	1.000	16
4	G	1		13	Attached Garage	850	1.000	850
5	U	^UL	Overhang	13	Upper Level	559	1.000	559
Total Building Area						2,253		2,812