



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:01:57
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Assessment Data					Primary Image																																																																																																																				
Account 660079679 Parcel ID 000000-00-0-00319-003-0011 Cadastral ID 02-21-16-07550 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 341935 RETHMEYER, JOSEPH TUCKER 14850 E FIELDSTONE DR S CLAREMORE OK 74017-0000 Parcel Location Situs 14850 E FIELDSTONE DR S Subdivision FIELD STONE ESTATES Lot/Block 0011 / 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: 36.32942538 -95.56566561																																																																																																																									
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9434	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,096.00 x 1.50 = 61,644	
Factor Value		
Adjustments	1.5164	
Lot Value	93,477	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	2,427 / 2,843
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,427
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	554 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18

Cost Approach		Manual : 01/2025	
Base Cost	103.35	Total Misc Impr	+ 27,521
Roofing Adj	+ 5.32	Garage Cost	+ 28,032
Subfloor Adj	+ -3.94	Total RCN	= 429,578
Heat/Cool Adj	+ 17.38	Depreciation (20%)	- 85,916
Plumbing Adj	+ 9.45	Lump Sums	+ 2,849
Basement Adj	+ 0.00	RCNLD	= 346,511
Adj Base Cost	= 131.56	Lot Value	+ 93,477
Total Area	x 2,843	Indicated Value	= 439,988
Adjusted Cost	= 374,025	Value Per SqFt	154.76



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	428,428	150.70	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	421,190 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	346,511		
Lot Value	93,477		
Indicated Value	439,988	154.76	Per SqFt
Agland Value			
Site Improvements	14,000		
Total Value	453,988	159.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	96112		193	193	35.71		6,892
PRCH	SLAB PORCH - COVERED	96113	18x8		144	36.02		5,187
WODO	WOOD DECK - OPEN	96114	18x8		144	32.98	40%	2,849



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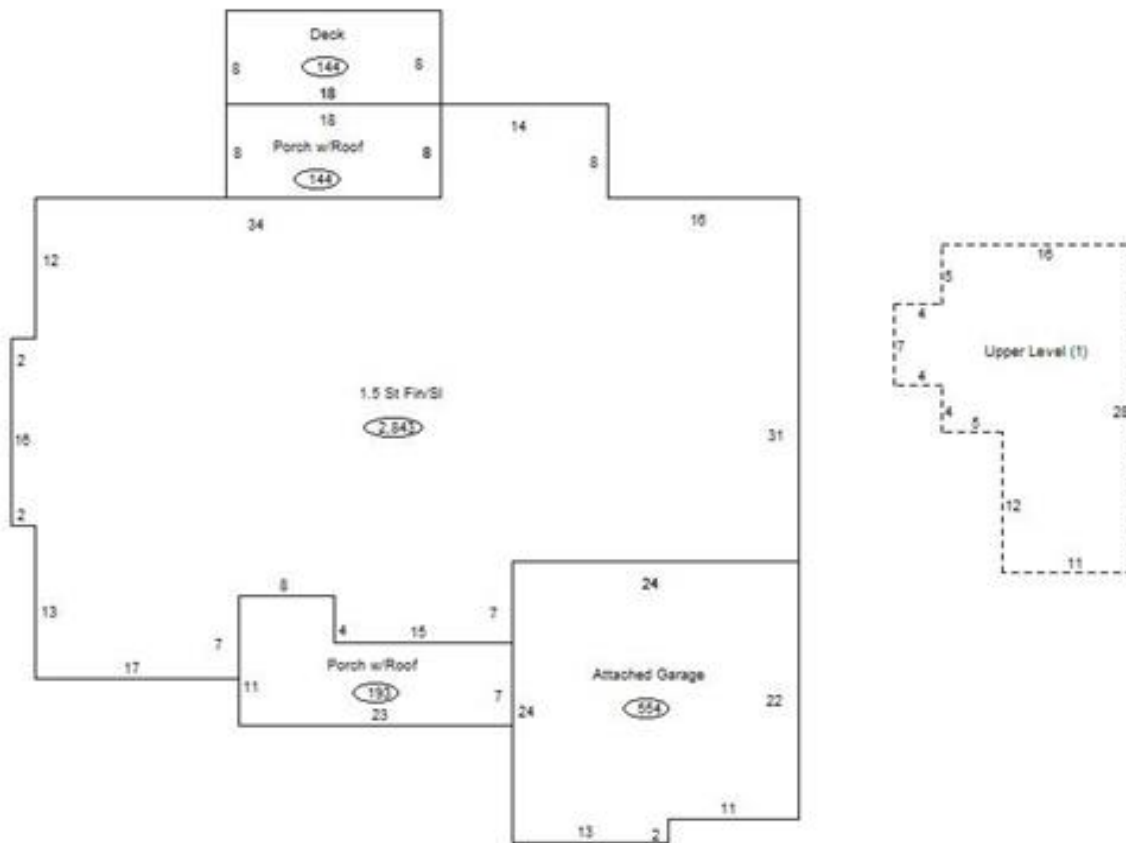
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Sketch Image

660079679



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	2,427	1.171	2,843
2	G	1		13	Attached Garage	554	1.000	554
3	M	PRCH		13	SLBC	193	1.000	193
4	M	PRCH		13	SLBC	144	1.000	144
5	M	WODO		13	WODO	144	1.000	144
6	U	^UL		13	Upper Level (1)	416	1.000	416
Total Building Area						2,427		2,843



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	11,000	14,000