



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:49:30
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660079683 Parcel ID 000000-00-0-00319-003-0015 Cadastral ID 02-21-16-07590 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 323685 ADAIR, DAVID REX & DIANA LEA 14770 E FIELDSTONE DR S CLAREMORE OK 74017-0000 Parcel Location Situs 14770 E FIELDSTONE DR S Subdivision FIELD STONE ESTATES Lot/Block 0015 / 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 Lat/Long: 36.32939786 -95.56782923																																																																																																																									
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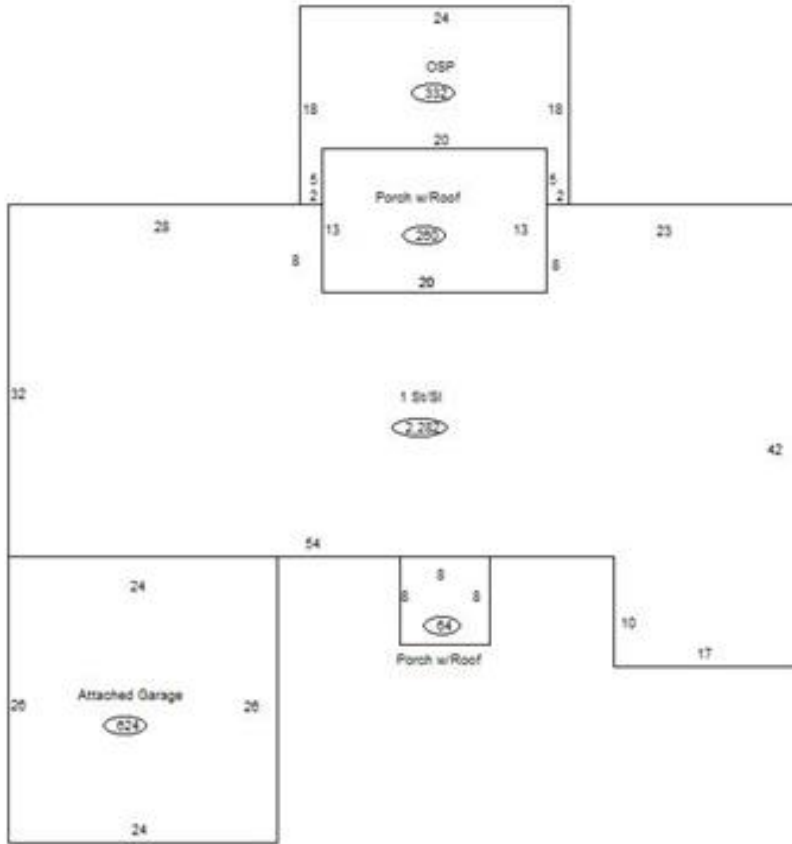
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Lot Data		Square-Foot - NBHD 1029 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	0.9442							
Topography								
Street Access								
Utilities								
Amenities	LOT SIZE ADJUSTMENT	0						
		0						
Method	Square-Foot							
Base Lot Value	41,130.00 x 1.50 = 61,695			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-6\IMG_0029. 3/7/2023				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	61,695			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	4 - Good			MRA Code 1 Test				
Quality	3.5 - Average			Adusted R 0.8445				
Architecture				Indicated Value 312,527 136.95 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	2,282 / 2,282			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 322,060 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	2,282			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 299,794				
Bed/F/H Bath	3 / 2.0 /			Lot Value 61,695				
Basement Area				Indicated Value 361,489 158.41 Per SqFt				
Garage Type	624 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 1,334				
Year/Eff Age	2008 / 14			Total Value 362,823 158.99 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	109.95	Total Misc Impr	+ 19,026					
Roofing Adj	+ 5.23	Garage Cost	+ 23,693					
Subfloor Adj	+ -3.40	Total RCN	= 348,598					
Heat/Cool Adj	+ 14.47	Depreciation (14%)	- 48,804					
Plumbing Adj	+ 7.79	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 299,794					
Adj Base Cost	= 134.04	Lot Value	+ 61,695					
Total Area	x 2,282	Indicated Value	= 361,489					
Adjusted Cost	= 305,879	Value Per SqFt	158.41					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	96125	20x13		260	28.60		7,436
PRCH	SLAB PORCH - COVERED	96127	8x8		64	29.33		1,877
PATO	SLAB PORCH - OPEN	145063	332		332	9.89		3,283



Sketch Image

660079683



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,282	1.000	2,282
2	M	PRCH		13	SLBC	260	1.000	260
3	G	1		13	Attached Garage	624	1.000	624
4	M	PRCH		13	SLBC	64	1.000	64
5	M	PATO		13	Open Slab	332	1.000	332
Total Building Area						2,282		2,282



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STA	STG AVG	10x20x0			200	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (7.02 x 200)	1,404		1,404	70	1,334