



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:02:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660079688 Parcel ID 000000-00-0-00319-003-0020 Cadastral ID 02-21-16-07640 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 342535 ESTEP, HARRIET ADELE REVOCABLE TRUST 19382 S FIELDSTONE DR W CLAREMORE OK 74017-0000 Parcel Location Situs 19382 S FIELDSTONE DR W Subdivision FIELD STONE ESTATES Lot/Block 0020 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 21 / 16 / 5 Neighborhood 1058 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-6\IMG_0024. 3/7/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.33031208 -95.56959756 LOT 20 BLOCK 3 FIELDSTONE ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0122	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,092.00 x 1.49 = 65,633	
Factor Value		
Adjustments	1.0000	
Lot Value	65,633	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,696 / 2,696
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,696
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	786 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-3-6\IMG_0024. 3/7/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	376,309	139.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	379,460		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,115		
Lot Value	65,633		
Indicated Value	381,748	141.60	Per SqFt
Agland Value			
Site Improvements	23,535		
Total Value	405,283	150.33	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.47	Total Misc Impr	+	17,142			
Roofing Adj	+ 5.11	Garage Cost	+	29,247			
Subfloor Adj	+ -3.29	Total RCN	=	395,144			
Heat/Cool Adj	+ 14.47	Depreciation (20%)	-	79,029			
Plumbing Adj	+ 6.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	316,115			
Adj Base Cost	= 129.36	Lot Value	+	65,633			
Total Area	x 2,696	Indicated Value	=	381,748			
Adjusted Cost	= 348,755	Value Per SqFt		141.60			

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	96142		59	59	29.34		1,731
PRCH	SLAB PORCH - COVERED	96143		316	316	28.42		8,981



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	36x24x0			864
	Qual 3	Cond	Year 2016	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 864)	23,535		23,535	23,535