



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 12:59:46  
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Assessment Data				Primary Image						
Account	660083664			No Image On File						
Parcel ID	000000-00-0-00504-001-0015									
Cadastral ID	36-21-16-03601									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	1							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	258796									
DOWNIE, STEVEN S										
24532 S MEADOW CIRCLE DR CLAREMORE OK 74019-0000										
Parcel Location										
Situs										
Subdivision	MEADOWRIDGE ESTATES									
Lot/Block	0015 / 0001	Parcel Size	.5 - Lots							
Sec/Twn/Rng	36 / 21 / 16 / 5									
Neighborhood	1071 - R-V01-SE JUSTUS									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.25901266 -95.55133169				Building Permits						
SOUTHERLY PORTION OF LOT 15 DESC AS BEG AT SW/C LOT 15; TH N 00-03- 00 E 303'; TH N71-50-29E 661.92'; TH IN SE'RLY DIR ON CURVE TO THE RIGHT WITH RADIUS OF 1718.87' DIST OF 330'; TH S75-00-00W 723.31 TO POB.				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					1515/269	SWEETIN, FRANK	08/22/2003	35,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2005	Land Value	59,773	1,157	11%	127	Assessed	127	10.55	
Year Frozen	0	Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	59,773	1,157		127	Total Taxable	127	11.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660083664	DOWNIE, STEVEN S			5	59,773	0	121	10.00	
2024	2024-660083664	DOWNIE, STEVEN S			5	70,058	0	116	10.00	
2023	2023-660083664	DOWNIE, STEVEN S			5	1,000	0	110	9.00	
2022	2022-660083664	DOWNIE, STEVEN S			5	1,000	0	110	9.00	
2021	2021-660083664	DOWNIE, STEVEN S			5	1,000	0	110	9.00	
2020	2020-660083664	DOWNIE, STEVEN S			5	1,000	0	110	9.00	
2019	2019-660083664	DOWNIE, STEVEN S			5	1,000	0	110	10.00	
2018	2018-660083664	DOWNIE, STEVEN S			5	1,000	0	110	10.00	
2017	2017-660083664	DOWNIE, STEVEN S			5	1,000	0	110	9.00	
2016	2016-660083664	DOWNIE, STEVEN S			5	1,000	0	110	9.00	
2015	2015-660083664	DOWNIE, STEVEN S			5	1,000	0	110	9.00	
2014	2014-660083664	DOWNIE, STEVEN S			5	1,000	0	110	9.00	
2013	2013-660083664	DOWNIE, STEVEN S			5	1,000	0	110	10.00	



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Lot Data		Square-Foot - NBHD 1071 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	4.722							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	205,690.00 x .29 = 59,773							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	59,773			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	59,773			
Basement Area				Indicated Value	59,773	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	59,773	0.00	Total Value Per SqFt	
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 59,773					
Total Area	x	Indicated Value	= 59,773					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value