




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																											
Account 660094298 Parcel ID 20N16E-02-4-00000-000-0001 Cadastral ID 02-20-16-02512 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 308183 POE, JESSE R & JENNIFER N 25705 S MULBERRY MEADOWS CLAREMORE OK 74019-0000 Parcel Location Situs 25705 S MULBERRY MDW Subdivision Lot/Block / Parcel Size 3.33 - Acres Sec/Twn/Rng 2 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-14\IMG 9/14/2021</p>																																																																																																											
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.3245	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	144,815.00 x .44 = 63,176	
Factor Value		
Adjustments	1.0000	
Lot Value	63,176	

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-14\IMG 9/14/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,103 / 2,496
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,103
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	979 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	370,373	148.39	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	98.85	Total Misc Impr	+ 12,891
Roofing Adj	+ 4.19	Garage Cost	+ 40,981
Subfloor Adj	+ -2.35	Total RCN	= 355,688
Heat/Cool Adj	+ 13.56	Depreciation (11%)	- 39,126
Plumbing Adj	+ 6.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 316,562
Adj Base Cost	= 120.92	Lot Value	+ 63,176
Total Area	x 2,496	Indicated Value	= 379,738
Adjusted Cost	= 301,816	Value Per SqFt	152.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,562		
Lot Value	63,176		
Indicated Value	379,738	152.14	Per SqFt
Agland Value			
Site Improvements	17,935		
Total Value	397,673	159.32	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	6,022.52		6,023
PRCH	SLAB PORCH - COVERED	116139	27x8		216	27.50		5,940
PRCH	SLAB PORCH - COVERED	116140	11x3		33	28.13		928



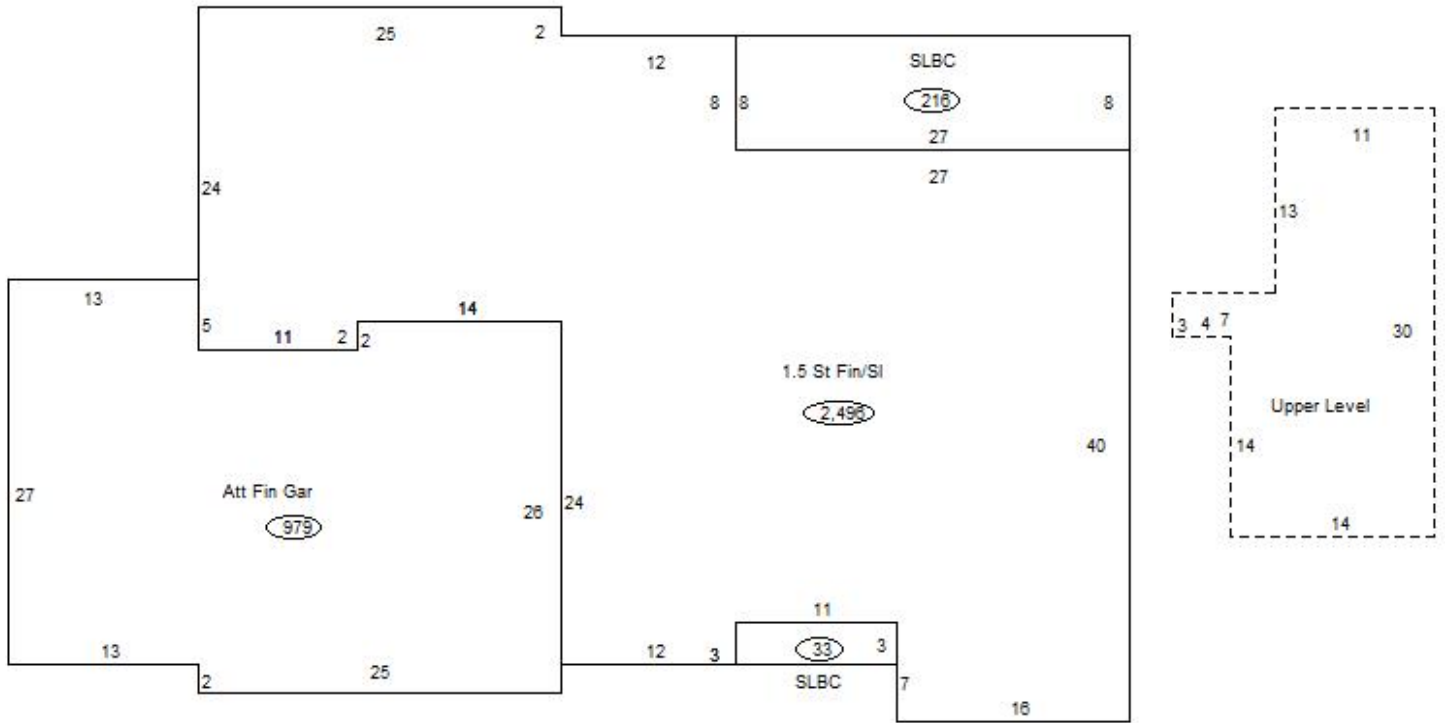
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Sketch Image

660094298



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	2,103	1.187	2,496
2	G	5		13	Att Fin Gar	979	1.000	979
3	U	^UL		13	Upper Level	393	1.000	393
4	M	PRCH		13	SLBC	216	1.000	216
5	M	PRCH		13	SLBC	33	1.000	33
Total Building Area						2,103		2,496



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	10x25x8	Dirt	Formed Metal	250
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (4.56 x 250)	1,140		1,140	80	1,060

UTIL	Utility Building		25x25x10	Dirt	Formed Metal	625
Qual 3.5	Cond 3	Year 2020	Eff Age 5			

Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (29.67 x 625)	18,544		18,544	1,669	16,875