



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:03:07
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Assessment Data					Primary Image																																																																																																				
Account 660098225 Parcel ID 000000-00-0-00504-001-0024 Cadastral ID 36-21-16-03712 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 326380 TONER, MATTHEW & JAMIE 15795 E MEADOW CIRCLE RD CLAREMORE OK 74017-0000 Parcel Location Situs 15795 E MEADOW CIRCLE RD Subdivision MEADOWRIDGE ESTATES Lot/Block 0023 / 0001 Parcel Size .25 - Lots Sec/Twn/Rng 36 / 21 / 16 / 5 Neighborhood 1071 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>11/09/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\110922D (3)\IMG_0093.J 11/9/2022</p>																																																																																																				
Legal Description Lat/Long: 36.25996552 -95.54699417 W 334' LOT 23 BLOCK 1 MEADOWRIDGE ESTATES LESS THE S 302.60'																																																																																																									
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Lot Data		Square-Foot - NBHD 1071 #1	
Lot Size			
Lot Count			
Units Buildable	0.25		
Non-Ag Acres	2.4783		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	107,956.00 x .37 = 40,057		
Factor Value			
Adjustments	1.0000		
Lot Value	40,057		



\\tsclient\T\TOMMY DUNLAP\VI Pictures\110922D (3)\IMG_0093.J 11/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,928 / 1,928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,928
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	726 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	305,909	158.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	113.51	Total Misc Impr	+ 3,109
Roofing Adj	+ 5.43	Garage Cost	+ 27,014
Subfloor Adj	+ -3.45	Total RCN	= 312,228
Heat/Cool Adj	+ 14.47	Depreciation (7%)	- 21,856
Plumbing Adj	+ 16.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 290,372
Adj Base Cost	= 146.32	Lot Value	+ 40,057
Total Area	x 1,928	Indicated Value	= 330,429
Adjusted Cost	= 282,105	Value Per SqFt	171.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	290,372		
Lot Value	40,057		
Indicated Value	330,429	171.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,429	171.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134248	6x5		30	29.44		883
PRCH	SLAB PORCH - COVERED	134249	19x4		76	29.29		2,226



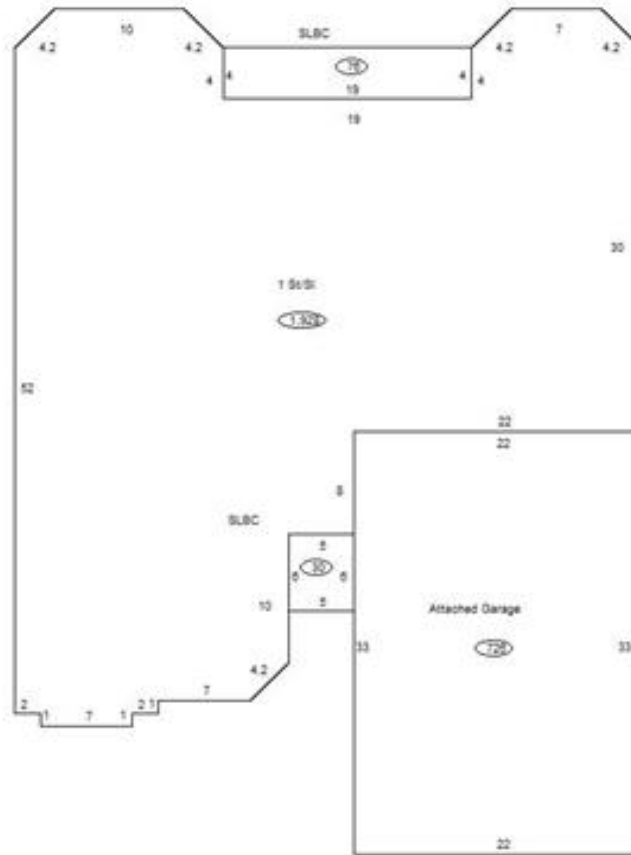
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Sketch Image

660098225



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,928	1.000	1,928
2	G	1		10	Attached Garage	726	1.000	726
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	76	1.000	76
Total Building Area						1,928		1,928