



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 660002344 Parcel ID 21N16E-03-2-00000-000-0000 Cadastral ID 03-21-16-02800 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 283590 MONTGOMERY, NANCY J 19095 S QUINTON WAY CLAREMORE OK 74017-0000 Parcel Location Situs 19095 QUINTON WAY Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 3 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33497700 -95.58829123 BEG: NE/C LOT 3; S 385.9'; S 192.92'; W 226' N 192.95'; E 226' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0128 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,118.00 x .87 = 38,578 Factor Value Adjustments 1.0000 Lot Value 38,578		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,292 / 2,292
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,292
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	281,354	122.75	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.56	Total Misc Impr	+ 15,049				
Roofing Adj	+ 4.56	Garage Cost	+ 17,775				
Subfloor Adj	+ -2.19	Total RCN	= 322,395				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 138,630				
Plumbing Adj	+ 6.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 183,765				
Adj Base Cost	= 126.34	Lot Value	+ 38,578				
Total Area	x 2,292	Indicated Value	= 222,343				
Adjusted Cost	= 289,571	Value Per SqFt	97.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,765		
Lot Value	38,578		
Indicated Value	222,343	97.01	Per SqFt
Agland Value			
Site Improvements	36,300		
Total Value	258,643	112.85	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6186		192	192	26.33		5,055
PATO	SLAB PORCH - OPEN	6187	14x12		168	10.85		1,823
PRCH	SLAB PORCH - COVERED	6188	16x6		96	26.63		2,556



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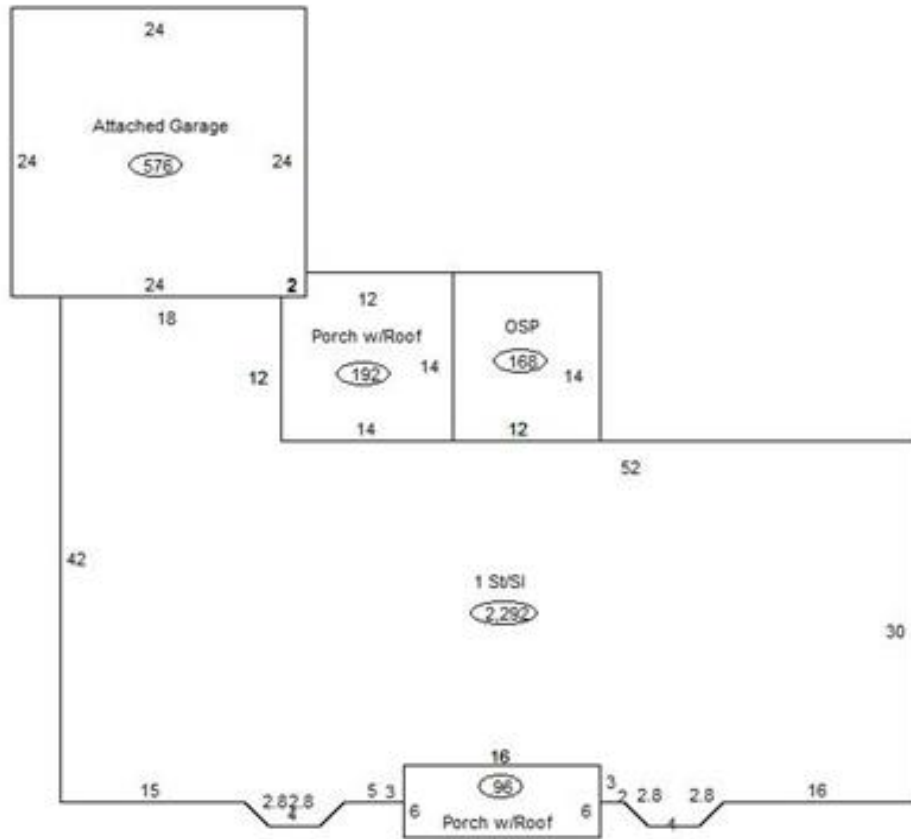
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Sketch Image

660002344



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,292	1.000	2,292
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PATO		13	Open Slab	168	1.000	168
5	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						2,292		2,292



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	2007	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300		36,300	36,300
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					