




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 660004440 Parcel ID 000000-00-0-00525-001-0002 Cadastral ID 05-21-17-01760 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 329747 ATKINSON, CHRISTOPHER RAY 19998 COTTRELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 19998 S COTTRELL DR Subdivision MOUNTAIN MEADOWS Lot/Block 0002 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 5 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660004440 07/15/25</p> <p>660004440_001.JPG 8/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32305045 -95.52018102																																																																																																																									
S2 LOT 2 BLOCK 1 MOUNTAIN MEADOWS					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	5500				
Non-Ag Acres	1.1609				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	50,570.00 x 1.45 = 73,201				
Factor Value					
Adjustments	1.0000				
Lot Value	73,201				
Residential Data				660004440_001.JPG 8/11/2025	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,288 / 1,288			Adusted R 0.8445	
Style	100% One Story			Indicated Value 206,321 160.19 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	4 Metal, Preformed			Selection Model A Adam Test	
Area on Slab	1,288			Adjustment Model 1 2022 Residential	
Fixture/RghIn	14 /			Comparables 3	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 196,440 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	672 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 136,931	
Year/Eff Age	1997 / 22			Lot Value 73,201	
Cost Approach		Manual : 01/2025		Indicated Value 210,132 163.15 Per SqFt	
Base Cost	96.50	Total Misc Impr	+ 4,529	Agland Value	
Roofing Adj	+ 5.15	Garage Cost	+ 17,418	Site Improvements 22,528	
Subfloor Adj	+ -1.15	Total RCN	= 183,887	Total Value 232,660 180.64 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 53,327		
Plumbing Adj	+ 13.76	Lump Sums	+ 6,371		
Basement Adj	+ 0.00	RCNLD	= 136,931		
Adj Base Cost	= 125.73	Lot Value	+ 73,201		
Total Area	x 1,288	Indicated Value	= 210,132		
Adjusted Cost	= 161,940	Value Per SqFt	163.15		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	WOOD DECK - COVERED	11495	16x10		160	39.82	6,371
PRCH	SLAB PORCH - COVERED	11496	32x6		192	23.59	4,529



Rogers

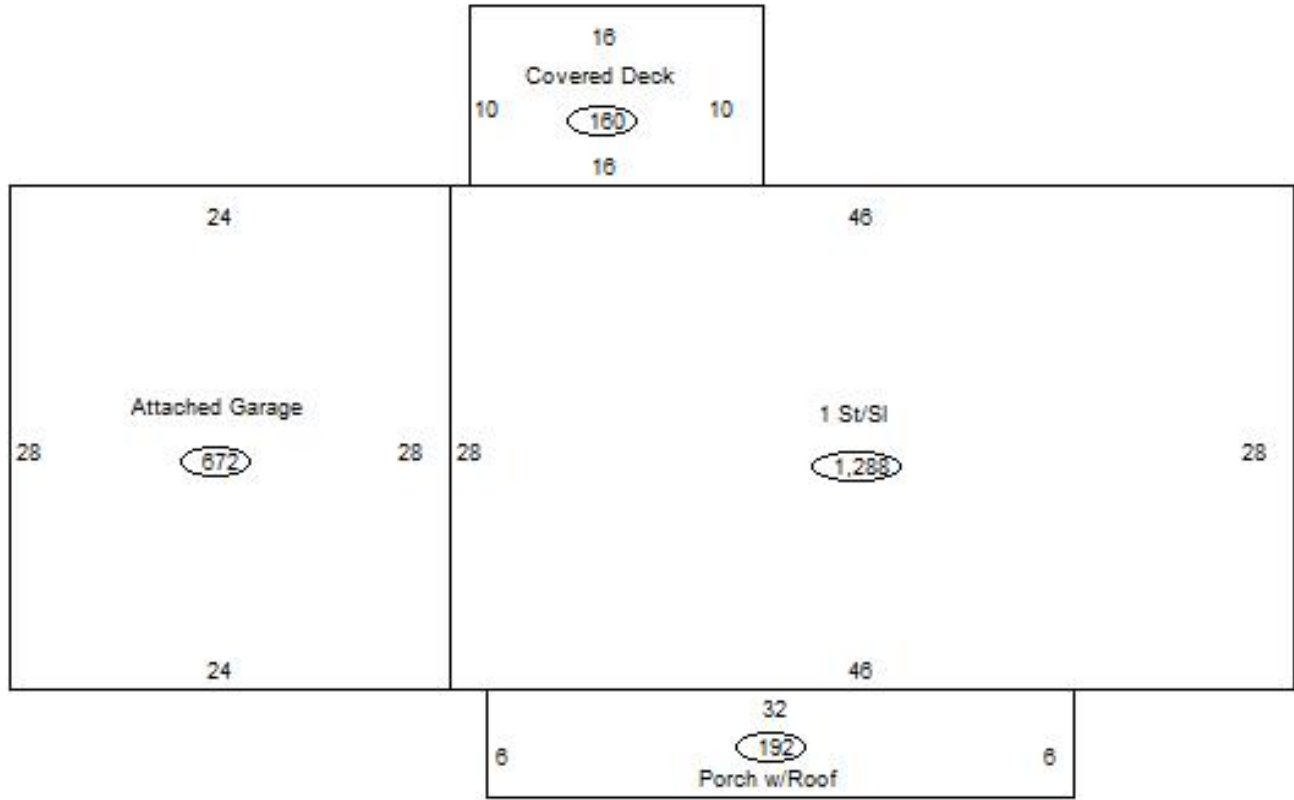
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,288	1.000	1,288
2	G	1		13	Attached Garage	672	1.000	672
3	M	WODC		13	WODC	160	1.000	160
4	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						1,288		1,288



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x36x0			864
	Qual 2	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total		RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (29.97 x 864)		25,894		25,894	3,366	22,528