



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 660004443 Parcel ID 000000-00-0-00525-002-0003 Cadastral ID 05-21-17-01800 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 296012 BUNNEY, JAMES D & JOHNETTA M 19975 MOUNTAIN LANE CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19975 MOUNTAIN LN Subdivision MOUNTAIN MEADOWS Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32326475 -95.51678490					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></td> <td></td> <td></td> <td></td> <td></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 11000 Non-Ag Acres 1.5254 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 66,446.00 x 1.22 = 81,139 Factor Value Adjustments 1.0000 Lot Value 81,139		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,272 / 1,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,272
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	492 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1993 / 25

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 162,097 127.43 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 175,220 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.91	Total Misc Impr	+ 3,448	Roofing Adj	+ 4.58	Garage Cost	+ 13,545
Subfloor Adj	+ -1.17	Total RCN	= 178,359	Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 60,642
Plumbing Adj	+ 11.07	Lump Sums	+ 4,078	Basement Adj	+ 0.00	RCNLD	= 121,795
Adj Base Cost	= 126.86	Lot Value	+ 81,139	Total Area	x 1,272	Indicated Value	= 202,934
		Value Per SqFt	159.54	Adjusted Cost	= 161,366		

Value Reconciliation
Selected Approach Cost Approach Improvements 121,795 Lot Value 81,139 Indicated Value 202,934 159.54 Per SqFt Agland Value Site Improvements Total Value 202,934 159.54 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11503	29x5		145	23.78		3,448
WODO	WOOD DECK - OPEN	11504	16x12		192	21.24		4,078



Rogers

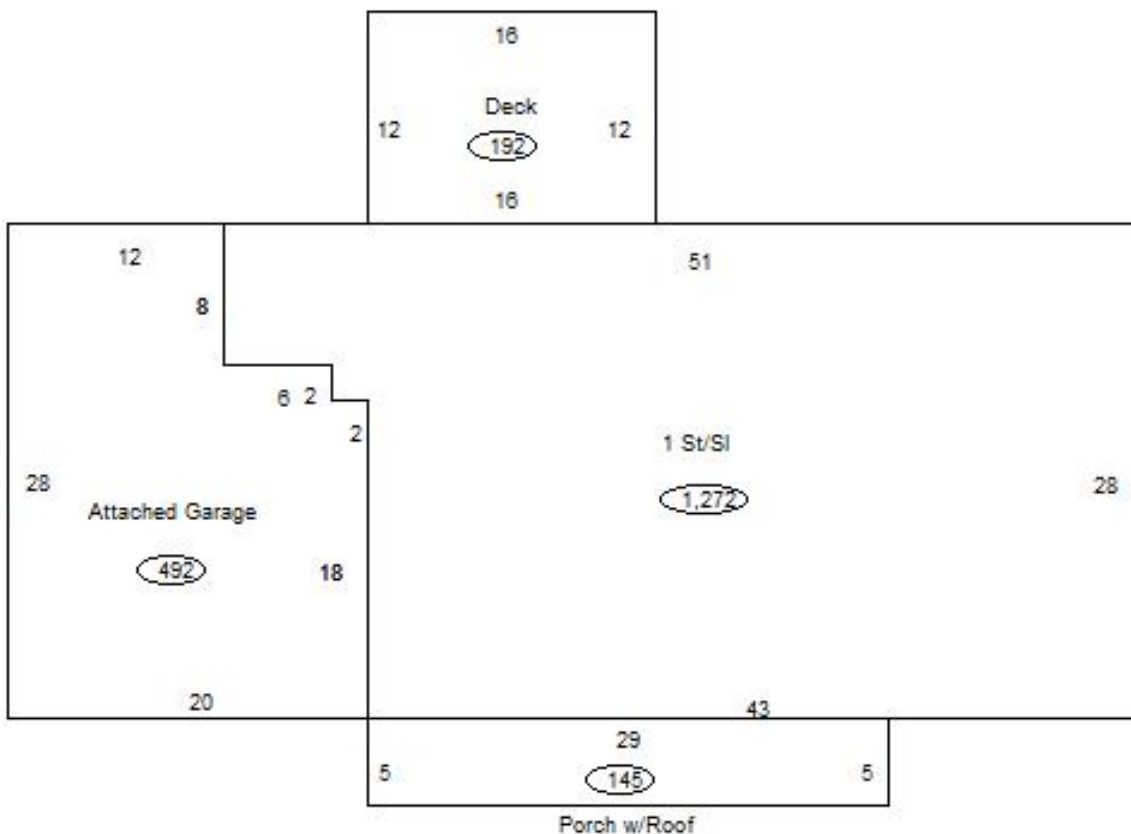
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Sketch Image

660004443



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,272	1.000	1,272
2	G	1		13	Attached Garage	492	1.000	492
3	M	PRCH		13	SLBC	145	1.000	145
4	M	WODO		13	WODO	192	1.000	192
Total Building Area						1,272		1,272