



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:55:50  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004445 <b>Parcel ID</b> 000000-00-0-00525-002-0005 <b>Cadastral ID</b> 05-21-17-01820 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 261127 VINCENT, JAY S &  LORI SUZANNE 19895 S MOUNTAIN LN CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 19895 MOUNTAIN LN <b>Subdivision</b> MOUNTAIN MEADOWS <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 17 / 5 <b>Neighborhood</b> 1070 - R-V03-SE JUSTUS-SEQUOYAH <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32432643 -95.51677826 LOT 5 BLOCK 2 MOUNTAIN MEADOWS					<b>Building Permits</b> <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
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 11000 <b>Non-Ag Acres</b> 1.4811 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 64,517.00 x 1.24 = 80,175 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 80,175		 <p>660004445 07/21/25</p> <p>660004445_001.JPG 8/11/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Frame, Siding, Vinyl 20% Veneer, Masonry
<b>Base/Total Area</b>	1,490 / 1,490
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,490
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1995 / 23

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	173,100 116.17 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	4
<b>Indicated Value</b>	182,830 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	145,548
<b>Lot Value</b>	80,175
<b>Indicated Value</b>	225,723 151.49 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	225,723 151.49 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	99.39	<b>Total Misc Impr</b>	+ 7,774
<b>Roofing Adj</b>	+ 4.52	<b>Garage Cost</b>	+ 12,487
<b>Subfloor Adj</b>	+ -1.16	<b>Total RCN</b>	= 204,544
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 61,363
<b>Plumbing Adj</b>	+ 9.46	<b>Lump Sums</b>	+ 2,367
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 145,548
<b>Adj Base Cost</b>	= 123.68	<b>Lot Value</b>	+ 80,175
<b>Total Area</b>	x 1,490	<b>Indicated Value</b>	= 225,723
<b>Adjusted Cost</b>	= 184,283	<b>Value Per SqFt</b>	151.49

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11512		112	112	23.91		2,678
WODO	WOOD DECK - OPEN	11513	16x10		160	22.76	35%	2,367
SHLT	STORM SHELTER		5x5		25	0.00		



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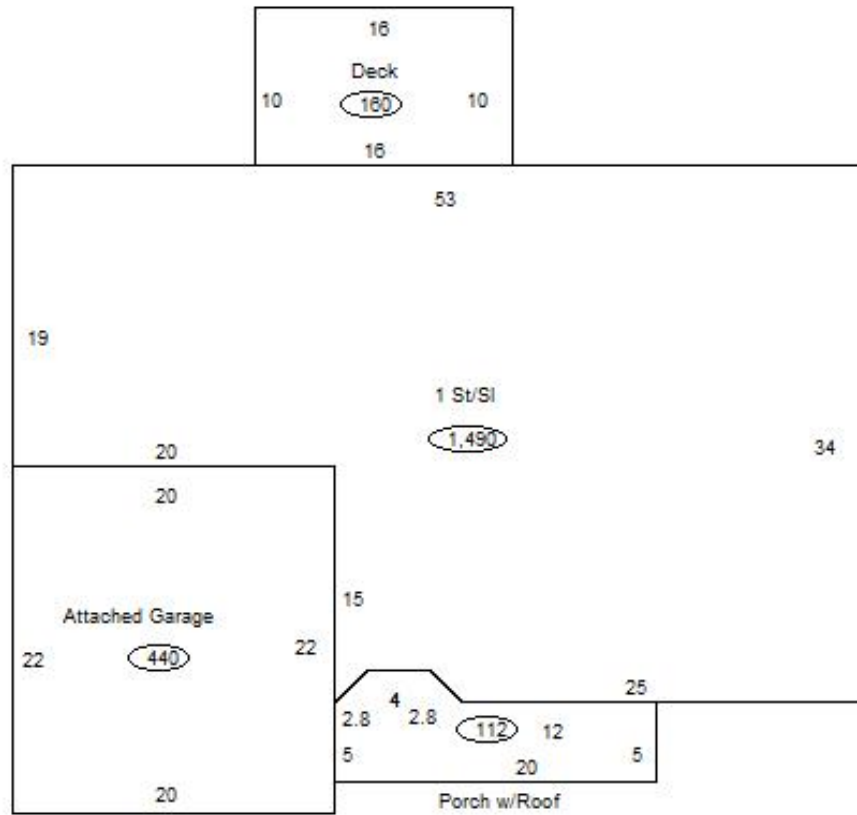
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### Sketch Image

660004445



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,490	1.000	1,490
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	112	1.000	112
4	M	WODO		13	WODO	160	1.000	160
<b>Total Building Area</b>						1,490		1,490