



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:26:46
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Assessment Data					Primary Image																																																																																																																				
Account 660004446 Parcel ID 000000-00-0-00525-002-0006 Cadastral ID 05-21-17-01830 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 52634 SHRUM, BRIAN KEVIN & TANJA 19877 MOUNTAIN LN CLAREMORE OK 74019-0000 Parcel Location Situs 19877 MOUNTAIN LN Subdivision MOUNTAIN MEADOWS Lot/Block 0006 / 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 Lot/Long: 36.32484567 -95.51677531																																																																																																																									
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 11000 Non-Ag Acres 1.5164 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 66,052.00 x 1.23 = 80,942 Factor Value Adjustments 1.0000 Lot Value 80,942		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,476 / 1,476
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,476
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 196,958 133.44 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 199,540 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.48	Total Misc Impr	+ 8,324	Roofing Adj	+ 4.53	Garage Cost	+ 13,854
Subfloor Adj	+ -1.17	Total RCN	= 215,313	Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 64,594
Plumbing Adj	+ 9.54	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 150,719
Adj Base Cost	= 130.85	Lot Value	+ 80,942	Total Area	x 1,476	Indicated Value	= 231,661
		Value Per SqFt	156.95	Adjusted Cost	= 193,135		

Value Reconciliation
Selected Approach Cost Approach Improvements 150,719 Lot Value 80,942 Indicated Value 231,661 156.95 Per SqFt Agland Value Site Improvements 17,652 Total Value 249,313 168.91 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11516	24x8		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	11517	20x8		160	23.72		3,795



Rogers

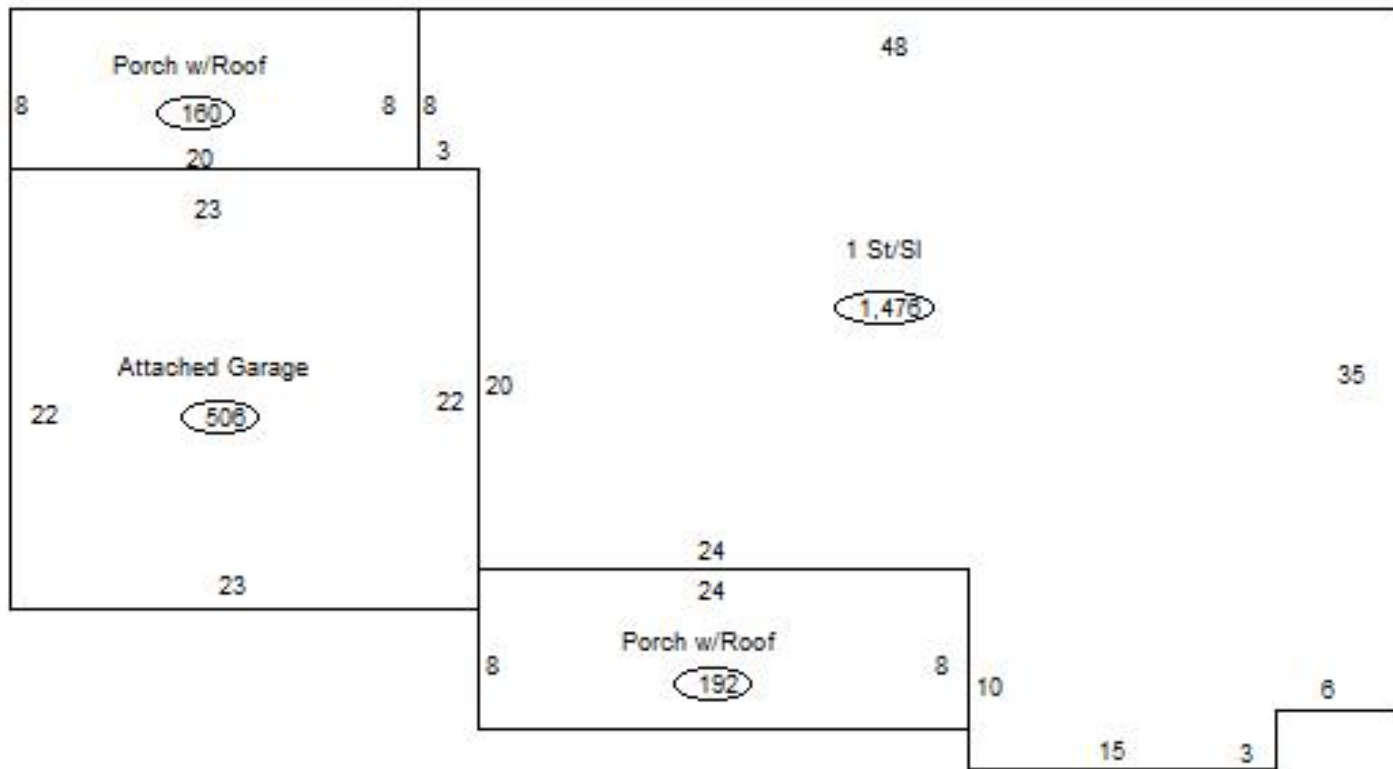
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Sketch Image

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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	1,476	1.000	1,476
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	160	1.000	160
Total Building Area						1,476		1,476



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			720
	Qual 3	Cond 3	Year 2005	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 720)	19,613	19,613	1,961	17,652