



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004451 <b>Parcel ID</b> 000000-00-0-00525-002-0013 <b>Cadastral ID</b> 05-21-17-01890 <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> 256761 BAKER, MICHAEL A &  KATIE 19623 MOUNTAIN LN CLAREMORE OK 74019-0000					<p>660004451 07/21/25</p> <p>660004451_002.JPG 8/11/2025</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 19595 S MOUNTAIN LN <b>Subdivision</b> MOUNTAIN MEADOWS <b>Lot/Block</b> 0013 / 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: 36.32868805 -95.51665451					<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 colspan="5" style="height: 100px;"> </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> 5500 <b>Non-Ag Acres</b> 2.2895 <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> 99,730.00 x .93 = 92,737 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 92,737		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	DMH LOWER VALUED MH
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Metal
<b>Base/Total Area</b>	2,400 / 2,400
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	2,400
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	800 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

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> 262,516 109.38 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 4,840 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	53.35	<b>Total Misc Impr</b>	+ 8,154	<b>Roofing Adj</b>	+ 4.03	<b>Garage Cost</b>	+ 17,448
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 193,050	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 27%)</b>	- 52,124
<b>Plumbing Adj</b>	+ 2.09	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 140,926
<b>Adj Base Cost</b>	= 69.77	<b>Lot Value</b>	+ 92,737	<b>Total Area</b>	x 2,400	<b>Indicated Value</b>	= 233,663
		<b>Value Per SqFt</b>	97.36	<b>Adjusted Cost</b>	= 167,448		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 140,926 <b>Lot Value</b> 92,737 <b>Indicated Value</b> 233,663 97.36 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 26,078 <b>Total Value</b> 259,741 108.23 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149335	6x4		24	21.22		509
PATO	SLAB PORCH - OPEN	149336	20x20		400	7.67		3,068
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	4,576.55		4,577



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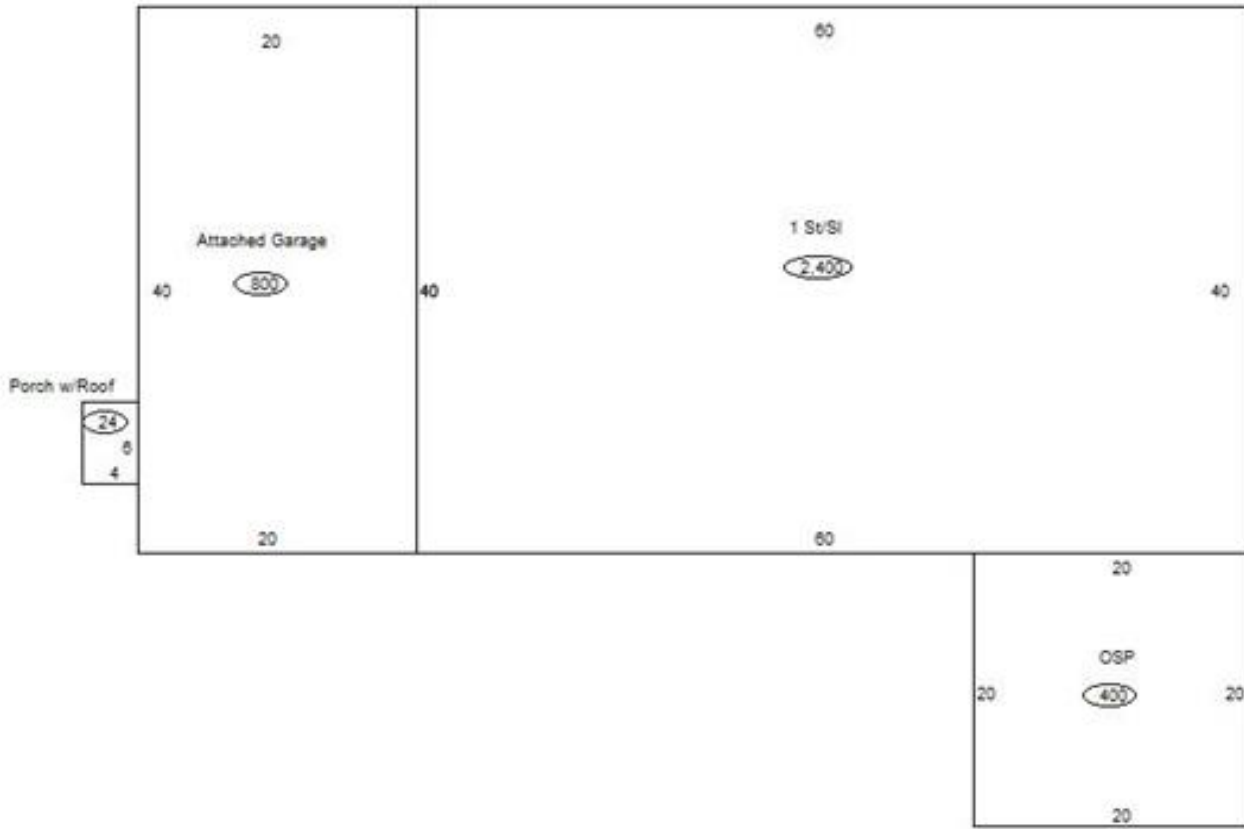
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### Sketch Image

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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	2,400	1.000	2,400
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	400	1.000	400
<b>Total Building Area</b>						2,400		2,400



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	Lean To - Attached	30x14x10	Dirt	Formed Metal	420	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.03 x 420)		3,793		3,793	228	3,565
	LNT0	Lean To - Attached	30x12x10	Dirt	Formed Metal	360	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.14 x 360)		3,290		3,290	197	3,093
	UTIL	SHOP BUILDING	24x30x0			720	
	Qual	2	Cond 3	Year 2013	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 720)		21,578		21,578	2,158	19,420