



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	660004453				<p>660004453 07/18/25</p> <p>660004453_004.JPG 8/11/2025</p>									
Parcel ID	000000-00-0-00525-002-0015													
Cadastral ID	05-21-17-01910													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 3												
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE													
Name ID	338312													
SPEER, TONY														
19505 MOUNTAIN LN CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19505 MOUNTAIN LN													
Subdivision	MOUNTAIN MEADOWS													
Lot/Block	0015 / 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: 36.32993124 -95.51665132														
LOT 15 BLOCK 2 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	COPPEDGE, CAROLYN F	05/12/2022	197,500	YES										
/	LYONS, GARY E	07/29/2019	148,000	YES										
1979/224	FRANCIS, BRENT S & TINA	09/12/2008	140,000	YES										
1169/254	POND, STANLEY R &	04/30/1999	107,500	Yes										
939/902	STIMSON, TERRANCE J &	12/15/1993	78,345	Yes										
858/699			30,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax						
Remove Cap	2023	Land Value	78,618	69,353	11%	7,629	Assessed	21,725 2,021.51						
Year Frozen	2023	Improvements	145,268	128,147		14,096	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -84.00						
TIF Project ID	0	Total Value	223,886	197,500		21,725	Total Taxable	20,725 1,938.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004453	SPEER, TONY	93	225,145	1000	20,725	1,938.00							
2024	2024-660004453	SPEER, TONY	93	235,477	1000	20,725	2,078.00							
2023	2023-660004453	SPEER, TONY	93	197,500	1000	20,725	2,074.00							
2022	2022-660004453	SPEER, TONY	93	159,490	0	17,544	1,740.00							
2021	2021-660004453	COPPEDGE, CAROLYN F	93	149,495	0	16,444	1,658.00							
2020	2020-660004453	COPPEDGE, CAROLYN F	93	147,241	0	16,197	1,582.00							
2019	2019-660004453	COPPEDGE, CAROLYN F	93	154,569	0	17,003	1,693.00							
2018	2018-660004453	LYONS, GARY E	93	158,416	0	17,426	1,738.00							
2017	2017-660004453	LYONS, GARY E	93	155,811	0	17,139	1,621.00							
2016	2016-660004453	LYONS, GARY E	93	152,019	0	16,722	1,643.00							
2015	2015-660004453	LYONS, GARY E	93	147,746	0	16,252	1,584.00							
2014	2014-660004453	LYONS, GARY E	93	148,858	0	16,166	1,549.00							
2013	2013-660004453	LYONS, GARY E	93	139,963	0	15,396	1,495.00							



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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 11000 Non-Ag Acres 1.4096 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 61,403.00 x 1.28 = 78,618 Factor Value Adjustments 1.0000 Lot Value 78,618		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,369 / 1,669
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,369
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
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 184,904 110.79 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 198,700 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.75	Total Misc Impr	+ 581	Roofing Adj	+ 4.36	Garage Cost	+ 11,700
Subfloor Adj	+ -0.98	Total RCN	= 205,952	Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 70,024
Plumbing Adj	+ 8.44	Lump Sums	+ 2,665	Basement Adj	+ 0.00	RCNLD	= 138,593
Adj Base Cost	= 116.04	Lot Value	+ 78,618	Total Area	x 1,669	Indicated Value	= 217,211
		Value Per SqFt	130.14	Adjusted Cost	= 193,671		

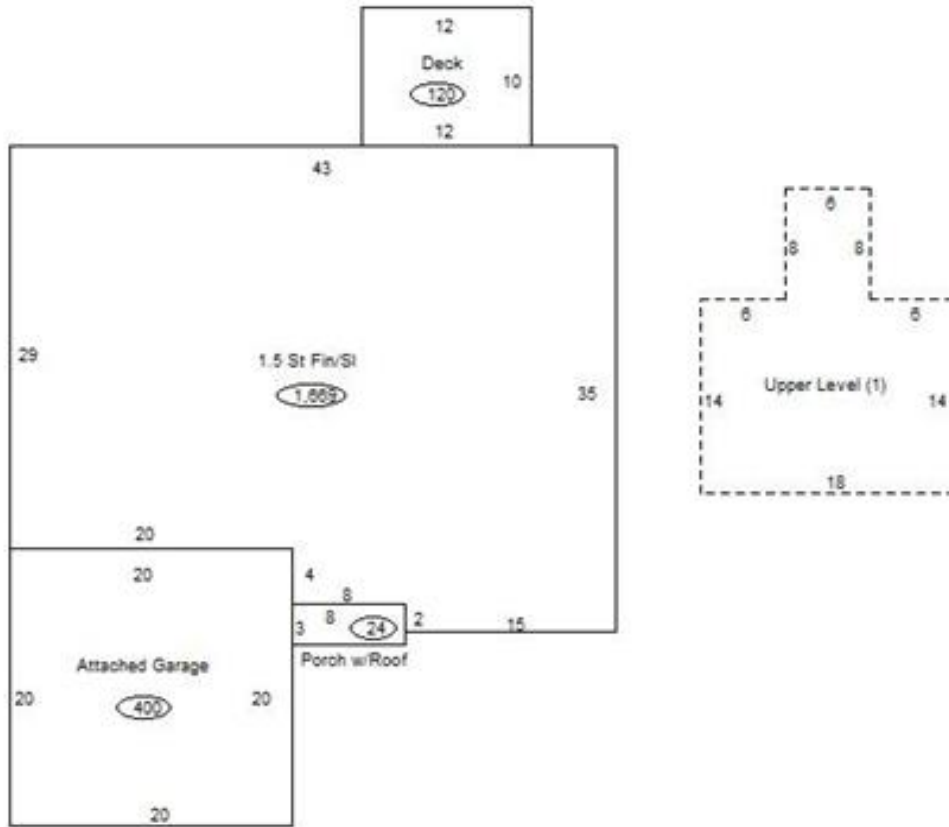
Value Reconciliation
Selected Approach Cost Approach Improvements 138,593 Lot Value 78,618 Indicated Value 217,211 130.14 Per SqFt Agland Value Site Improvements 6,675 Total Value 223,886 134.14 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11545	8x3		24	24.19		581
WODO	WOOD DECK - OPEN	11546	12x10		120	24.68	10%	2,665



Sketch Image

660004453



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,369	1.219	1,669
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	24	1.000	24
4	M	WODO		13	WODO	120	1.000	120
5	U	^UL		13	Upper Level (1)	300	1.000	300
Total Building Area						1,369		1,669



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	15x10x0			150
	Qual 2	Cond 3	Year 2022	Eff Age	3	
	Valuation Summary		Modifier Total		RCN	Depr (11% Phys/ % Func)
Base Cost (30.00 x 150)		4,500		4,500	495	4,005
	PFS	PORTABLE FRAME STRUCTURE	10x10x0			100
	Qual 2	Cond 3	Year 2022	Eff Age	3	
	Valuation Summary		Modifier Total		RCN	Depr (11% Phys/ % Func)
Base Cost (30.00 x 100)		3,000		3,000	330	2,670
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x)						
	GENR	Generator - Residential Standby	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (2,800.00 x)						