



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	660004454				<p>660004454_001.JPG 8/11/2025</p>									
Parcel ID	000000-00-0-00525-002-0016													
Cadastral ID	05-21-17-01920													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 3												
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE													
Name ID	333495													
SPEER, LEAH N														
19465 MOUNTAIN LN CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19465 MOUNTAIN LN													
Subdivision	MOUNTAIN MEADOWS													
Lot/Block	0016 / 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: 36.33047993 -95.51664643														
Building Permits														
LOT 16 BLOCK 2 MOUNTAIN MEADOWS														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	COPPEDGE, CAROLYN	02/02/2021	162,000	YES					
					/	BROWN, MONYCA N	09/24/2019	0	4					
					/	BROWN, MICHAEL E & MONYCA N	03/18/2019	0	4					
					2331/351	GRIGGS, KATHY J	05/24/2013	119,000	YES					
					1000/519	STIMSON, TERRANCE J &	08/23/1995	85,500	Yes					
					858/699			30,000	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax					
Remove Cap	2022	Land Value	77,664	49,039	11%	5,394	Assessed	20,629	1,919.53					
Year Frozen	0	Improvements	151,638	138,496		15,235	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	229,302	187,535		20,629	Total Taxable	20,629	1,920.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660004454	SPEER, LEAH N			93	223,746	0	19,646	1,828.00					
2024	2024-660004454	SPEER, LEAH N			93	242,613	0	18,711	1,860.00					
2023	2023-660004454	SPEER, LEAH N			93	162,000	0	17,820	1,769.00					
2022	2022-660004454	SPEER, LEAH N			93	162,829	0	17,911	1,777.00					
2021	2021-660004454	SPEER, LEAH N			93	148,303	0	15,902	1,603.00					
2020	2020-660004454	COPPEDGE, CAROLYN			93	146,045	0	15,145	1,479.00					
2019	2019-660004454	COPPEDGE, CAROLYN			93	142,065	1000	13,424	1,351.00					
2018	2018-660004454	BROWN, MICHAEL E & MONYCA N			93	145,637	1000	13,004	1,309.00					
2017	2017-660004454	BROWN, MICHAEL E & MONYCA N			93	144,504	1000	12,596	1,204.00					
2016	2016-660004454	BROWN, MICHAEL E & MONYCA N			93	120,000	1000	12,200	1,213.00					
2015	2015-660004454	BROWN, MICHAEL E & MONYCA N			93	120,000	0	13,200	1,287.00					
2014	2014-660004454	BROWN, MICHAEL E & MONYCA N			93	120,000	0	13,200	1,265.00					
2013	2013-660004454	BROWN, MICHAEL E & MONYCA N			93	140,162	1000	10,227	1,003.00					



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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 11000 Non-Ag Acres 1.3658 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 59,495.00 x 1.31 = 77,664 Factor Value Adjustments 1.0000 Lot Value 77,664		

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	1,466 / 1,466
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,466
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	177,526	121.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	167,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.06	Total Misc Impr	+ 14,523				
Roofing Adj	+ 4.45	Garage Cost	+ 13,854				
Subfloor Adj	+ -1.17	Total RCN	= 216,626				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 64,988				
Plumbing Adj	+ 9.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 151,638				
Adj Base Cost	= 128.41	Lot Value	+ 77,664				
Total Area	x 1,466	Indicated Value	= 229,302				
Adjusted Cost	= 188,249	Value Per SqFt	156.41				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,638		
Lot Value	77,664		
Indicated Value	229,302	156.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	229,302	156.41	Total Value Per SqFt

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
PATO	SLAB PORCH - OPEN	11550	18x9		162	10.31		1,670
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	11551	20x9		180	26.14		4,705
PRCH	SLAB PORCH - COVERED	11552	128		128	23.84		3,052



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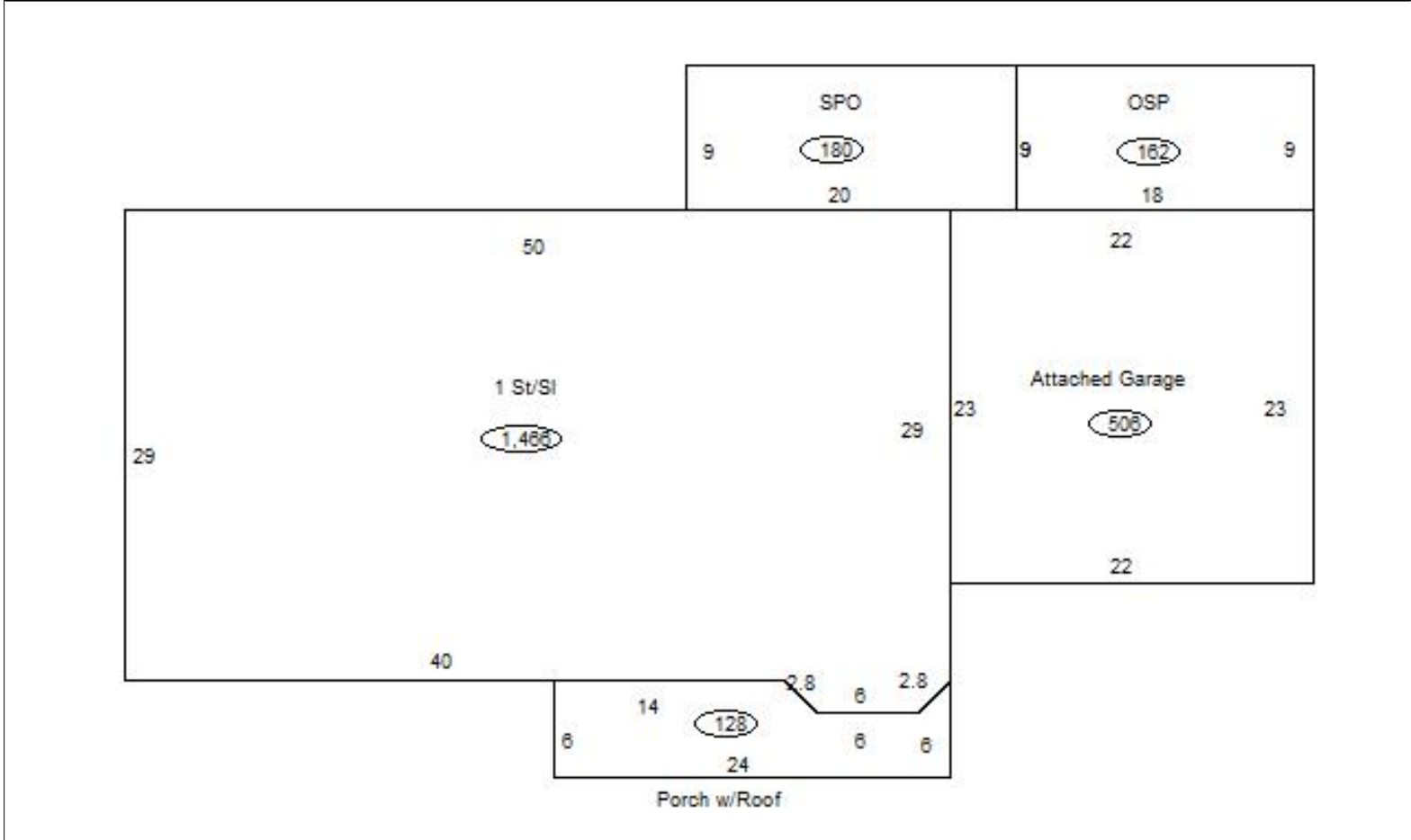
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Sketch Image

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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	1,466	1.000	1,466
2	G	1		13	Attached Garage	506	1.000	506
3	M	PATO		13	Open Slab	162	1.000	162
4	M	EPKS		13	Screen Porch	180	1.000	180
5	M	PRCH		13	SLBC	128	1.000	128
Total Building Area						1,466		1,466



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						