



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:40:59
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Assessment Data					Primary Image																																																																																																																				
Account 660004455 Parcel ID 000000-00-0-00525-002-0017 Cadastral ID 05-21-17-01930 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 283227 MEEHAN, TERRY & FRAN TRUSTEES 19455 MOUNTAIN LN CLAREMORE OK 74017-0000 Parcel Location Situs 19455 MOUNTAIN LN Subdivision MOUNTAIN MEADOWS Lot/Block 0017 / 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					<p>660004455_007.JPG 8/11/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.33104320 -95.51661907																																																																																																																									
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 11000 Non-Ag Acres 1.4785 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 64,403.00 x 1.24 = 80,118 Factor Value Adjustments 1.0000 Lot Value 80,118		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,432 / 2,384
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

660004455	07/17/25
660004455_007.JPG	8/11/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	262,485	110.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	272,970		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	77.79	Total Misc Impr	+	6,541			
Roofing Adj	+ 2.69	Garage Cost	+	15,316			
Subfloor Adj	+ 0.72	Total RCN	=	260,495			
Heat/Cool Adj	+ 11.47	Depreciation (32%)	-	83,358			
Plumbing Adj	+ 7.43	Lump Sums	+	8,387			
Basement Adj	+ 0.00	RCNLD	=	185,524			
Adj Base Cost	= 100.10	Lot Value	+	80,118			
Total Area	x 2,384	Indicated Value	=	265,642			
Adjusted Cost	= 238,638	Value Per SqFt		111.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,524		
Lot Value	80,118		
Indicated Value	265,642	111.43	Per SqFt
Agland Value			
Site Improvements	23,535		
Total Value	289,177	121.30	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
PRCH	SLAB PORCH - COVERED	11555	10x6		60	24.08		1,445
WODC	WOOD DECK - COVERED	11556	36x8		288	29.12		8,387



Rogers

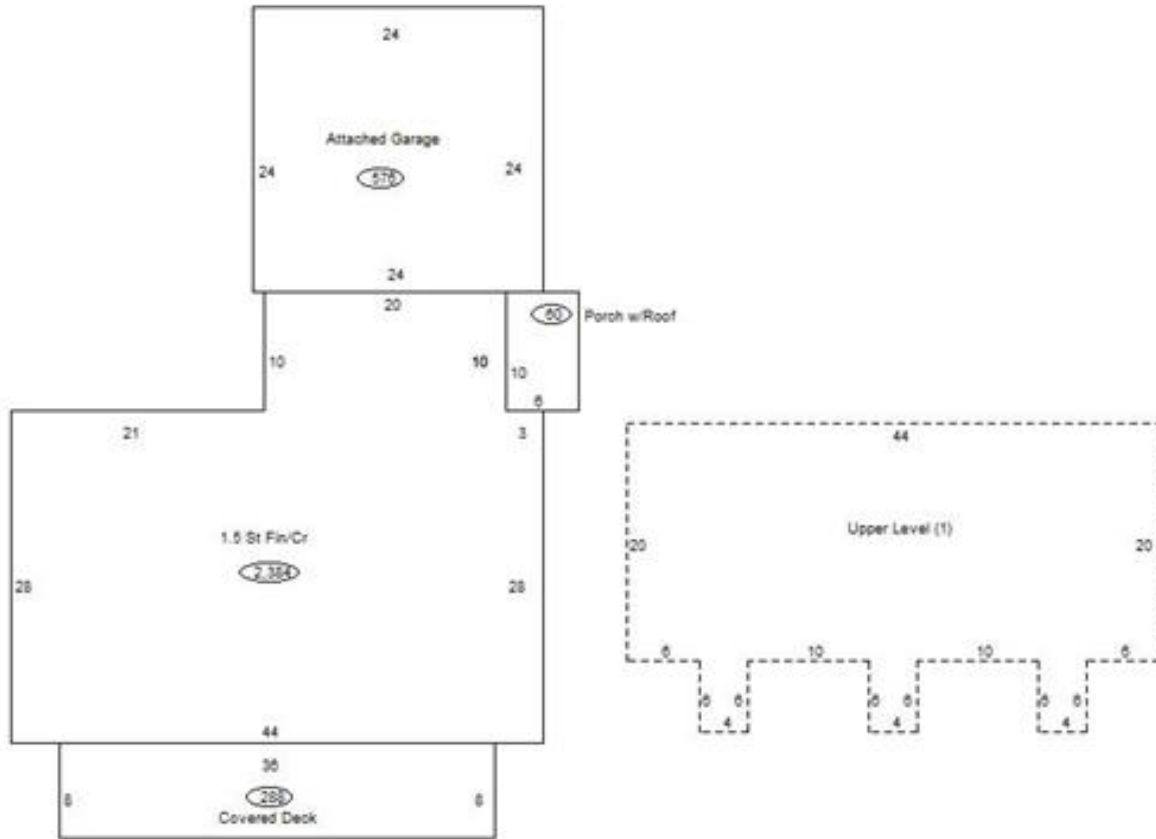
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Sketch Image

660004455



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,432	1.665	2,384
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	60	1.000	60
4	M	WODC		13	WODC	288	1.000	288
5	U	^UL		13	Upper Level (1)	952	1.000	952
Total Building Area						1,432		2,384



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	30x40x0			1,200	
	Qual	3	Cond 3	Year 2009	Eff Age 13		
	Valuation Summary		Modifier Total		RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (27.24 x 1,200)		32,688			32,688	9,153	23,535
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							