



# 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	660004457								
Parcel ID	000000-00-0-00525-002-0020								
Cadastral ID	05-21-17-01950								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 3							
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE								
Name ID	329154								
GRAY, DENA									
19412 MOUNTAIN LN CLAREMORE OK 74019-0000									
<b>Parcel Location</b>									
Situs	19412 S MOUNTAIN LN								
Subdivision	MOUNTAIN MEADOWS								
Lot/Block	0020 / 0002	Parcel Size 1.5 - Lots							
Sec/Twn/Rng	5 / 21 / 17 / 5								
Neighborhood	1070 - R-V03-SE JUSTUS-SEQUOYAH								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.33203526 -95.51902342									
LOT 20 BLOCK 2 MOUNTAIN MEADOWS LESS TP ROW & PT LOT 23 BLOCK 2 MOUNTAIN MEADOWS DESC AS BEG AT SW/C LOT 20 BLOCK 2, THE S72-45W 390.66' TOPT ON WLY/L LOT 23; TH N25-03W W 243.48'; TH NELY ALG N/L LOT 23543.9'; TH S 364.62' TO POB.									
<b>Building Permits</b>									
<b>Number</b>		<b>Description</b>		<b>Opened</b>	<b>Closed</b>	<b>Amount</b>			
R20		R21- POSS MED MARI GROWER		03/2020	06/2020				
R17		R17-SPLIT		07/2015	10/2016				
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Sale History</b>				
H	Homestead	Yes	1,000	1,000	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	TJT ENTERPRISES LLC	03/29/2019	360,000	19
					2533/685	CASTLE, CHRISTOPHER A &	02/26/2016	50,000	YES
					2447/851	PRATHER, MELVIN &	12/31/2014	48,000	YES
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	93.050	<b>Current Tax</b>	
Remove Cap	2020	Land Value	159,451	56,540	11%	6,219	Assessed	40,093	3,730.65
Year Frozen		Improvements	310,195	307,944		33,874	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	<b>Total Value</b>	469,646	364,484		40,093	<b>Total Taxable</b>	39,093	3,648.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660004457	GRAY, DENA	93	458,458	1000	37,925	3,539.00		
2024	2024-660004457	GRAY, DENA	93	471,626	1000	36,791	3,675.00		
2023	2023-660004457	GRAY, DENA	93	333,556	0	36,691	3,642.00		
2022	2022-660004457	GRAY, KEITH & DENA	93	338,275	0	35,330	3,504.00		
2021	2021-660004457	GRAY, KEITH & DENA	93	305,892	0	33,648	3,392.00		
2020	2020-660004457	GRAY, KEITH & DENA	93	280,619	0	30,868	3,014.00		
2019	2019-660004457	TJT ENTERPRISES LLC	93	51,750	0	5,693	567.00		
2018	2018-660004457	TJT ENTERPRISES LLC	93	51,750	0	5,693	568.00		
2017	2017-660004457	TJT ENTERPRISES LLC	93	51,750	0	5,693	538.00		
2016	2016-660004457	TJT ENTERPRISES LLC	93	45,000	0	4,950	486.00		
2015	2015-660004457	CASTLE, CHRISTOPHER A &	93	45,000	0	4,950	482.00		
2014	2014-660004457	PRATHER, MELVIN &	93	194,338	1000	7,021	683.00		
2013	2013-660004457	PRATHER, MELVIN &	93	187,858	1000	7,021	692.00		



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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	7.2326							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	315,054.00 x .36 = 114,269			660004457_001.JPG 8/11/2025				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.3954			GRM Code				
Lot Value	159,451			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture				Indicated Value 287,481 137.55 Per SqFt				
Style	100% One Story			<b>Direct Comparables</b>				
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone			Selection Model A Adam Test				
Base/Total Area	2,090 / 2,090			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	2,090			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 295,084				
Bed/F/H Bath	4 / 3.0 /			Lot Value 159,451				
Basement Area				Indicated Value 454,535 217.48 Per SqFt				
Garage Type	600 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	2019 / 5			Total Value 454,535 217.48 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	106.68	Total Misc Impr	+ 18,244					
Roofing Adj	+ 4.65	Garage Cost	+ 18,330					
Subfloor Adj	+ -2.19	Total RCN	= 310,615					
Heat/Cool Adj	+ 12.64	Depreciation ( 5%)	- 15,531					
Plumbing Adj	+ 9.34	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 295,084					
Adj Base Cost	= 131.12	Lot Value	+ 159,451					
Total Area	x 2,090	Indicated Value	= 454,535					
Adjusted Cost	= 274,041	Value Per SqFt	217.48					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	145031		322	322	25.92		8,346
PRCH	SLAB PORCH - COVERED	145032		148	148	26.46		3,916
PATO	SLAB PORCH - OPEN	149338		8x4	32	11.48		367



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x )				



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Lot Data	Primary Image			
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Value Model Value Method  Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value				
Cost Approach				
Manual Date 01/2025 Total Building Area 1,200 Total Base Value 19,128 Modifier Value Misc Improvements Replacement Cost New 19,128 Phys/Func Depreciation Loss () RCN Less Phys/Func 15,111 Economic Depreciation RCNLD (All Sources) 15,111 Depreciated Improvements Outbuilding Value Total Improvement Value 15,111 Land Value Cost Approach Value 15,111 12.59/SqFt				
Income Approach	Value Reconciliation			
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value 0.00	Selected Valuation Method Cost Approach Total Improvement Value 295,084 Land Value Total Appraised Value 15,111 12.59/SqFt			



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Account 660004457  
Parcel ID 000000-00-0-00525-002-0020  
Cadastral ID 05-21-17-01950

Tax Area Code 93  
Property Class RRP  
Owners Name GRAY, DENA

### Building Data

Building ID 4608  
Building Sequence 1  
Occupancy 1 136 Greenhouse, Straight-Wall, Small 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,200  
Average Perimeter 140  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2019  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 3.09  
Wall Cost 0.00  
HVAC Cost 12.85  
Basement Cost 0.00  
Total Base Cost 15.94  
Total Area 1,200  
Base RCN 19,128  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 19,128  
Physical Depreciation 21%  
Functional Depreciation  
Total Depreciation 21% (4,017)  
Total RCNLD 15,111  
Lump Sums  
Total Building Value 15,111 \$ 12.59 Per SqFt