



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:26:33
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Assessment Data					Primary Image																																																																																																																				
Account 660004465 Parcel ID 000000-00-0-00525-002-0026 Cadastral ID 05-21-17-02020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 301845 SWINNEY, JENNIFER M & RICHARD III 19454 COTTRELL DR CLAREMORE OK 74019-0000					<p>660004465 07/17/25</p> <p>660004465_002.JPG 8/11/2025</p>																																																																																																																				
Parcel Location Situs 19454 S COTTRELL DR Subdivision MOUNTAIN MEADOWS Lot/Block 0026 / 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: 36.33018867 -95.52241469 LOT 26 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1070 #1	
Lot Size			
Lot Count			
Units Buildable	16500		
Non-Ag Acres	2.4525		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	106,831.00 x .87 = 93,447		
Factor Value			
Adjustments	1.0000		
Lot Value	93,447		



660004465_002.JPG 8/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,464 / 1,464
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	166,946	114.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	183,610		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.92	Total Misc Impr	+ 6,062
Roofing Adj	+ 4.55	Garage Cost	+ 12,487
Subfloor Adj	+ 1.18	Total RCN	= 192,516
Heat/Cool Adj	+ 5.57	Depreciation (39%)	- 75,081
Plumbing Adj	+ 9.61	Lump Sums	+ 5,588
Basement Adj	+ 0.00	RCNLD	= 123,023
Adj Base Cost	= 118.83	Lot Value	+ 93,447
Total Area	x 1,464	Indicated Value	= 216,470
Adjusted Cost	= 173,967	Value Per SqFt	147.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,023		
Lot Value	93,447		
Indicated Value	216,470	147.86	Per SqFt
Agland Value			
Site Improvements	3,125		
Total Value	219,595	150.00	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	11582	8x5		40	24.14		966
WODO	WOOD DECK - OPEN	11583	28x10		280	17.03	40%	2,861
WODO	WOOD DECK - OPEN	11584	20x12		240	18.94	40%	2,727



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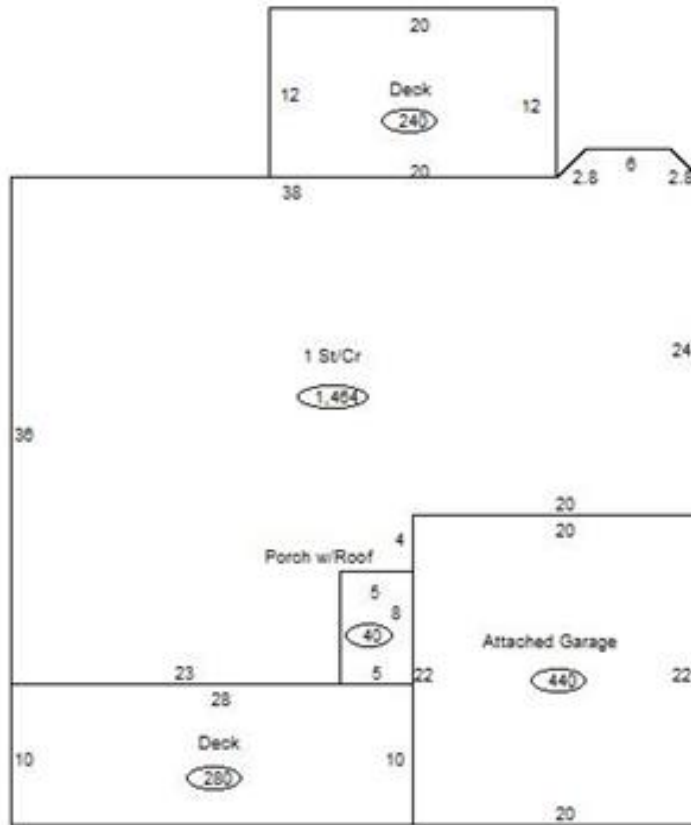
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,464	1.000	1,464
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	40	1.000	40
4	M	WODO		13	WODO	280	1.000	280
5	M	WODO		13	WODO	240	1.000	240
Total Building Area						1,464		1,464



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	11x28x0			308
	Qual	2	Cond 3	Year	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 308)		1,441		1,441 202	1,239
	BARN	BARN	0x0x0			400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 400)		4,192		4,192 2,306	1,886
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	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)					
	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)					