



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:27:31
 Page 1

Assessment Data					Primary Image									
Account 660004466 Parcel ID 000000-00-0-00525-002-0027 Cadastral ID 05-21-17-02030 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 310736 JOHNSTON, HOLT M & JAMIE L 19590 S COTTRELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 19590 S COTTRELL DR Subdivision MOUNTAIN MEADOWS Lot/Block 0027 / 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>660004466_001.JPG 8/11/2025</p>									
Legal Description Lat/Long: 36.32879442 -95.52238738														
S 160', N 354' LOT 27 BLOCK 2 DESC AS BEG 194' S NW/C LOT 27 TH E 260.43' TO PT ON CUR, TH S09-15-35E 0', TH ALG CUR TO L (RAD 468.81') 64.45', TH ALG CUR TO RT (RAD 439.73') 99.23' TH S89-59 57W 294.46' TO W/L LOT 27, TH N 160' TO POB 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
Number	Description	Opened	Closed	Amount										
Exemptions					Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2358/728	SMOOT, HEATHER D & SAMUEL W	09/26/2013	193,000	YES					
					1210/195	ANDREWS, TOMMY B & KATHY R	01/11/2000	106,000	Yes					
					1183/53	STIMSON, TERRANCE J &	07/21/1999	13,000	Yes					
					858/699			30,000	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax					
Remove Cap	2014		Land Value	56,661	56,661	11%	6,233	Assessed	29,501 2,745.07					
Year Frozen	0		Improvements	211,519	211,519		23,268	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00					
TIF Project ID	0		Total Value	268,180	268,180		29,501	Total Taxable	29,501 2,745.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660004466	JOHNSTON, HOLT M &			93	260,288	0	28,350	2,638.00					
2024	2024-660004466	JOHNSTON, HOLT M &			93	281,954	0	27,000	2,685.00					
2023	2023-660004466	JOHNSTON, HOLT M &			93	233,763	0	25,714	2,552.00					
2022	2022-660004466	JOHNSTON, HOLT M &			93	236,211	0	24,573	2,437.00					
2021	2021-660004466	JOHNSTON, HOLT M &			93	212,752	0	23,403	2,359.00					
2020	2020-660004466	JOHNSTON, HOLT M &			93	209,287	0	23,022	2,248.00					
2019	2019-660004466	JOHNSTON, HOLT M &			93	200,758	0	22,083	2,199.00					
2018	2018-660004466	JOHNSTON, HOLT M &			93	206,038	0	22,664	2,260.00					
2017	2017-660004466	JOHNSTON, HOLT M &			93	204,398	0	22,484	2,126.00					
2016	2016-660004466	JOHNSTON, HOLT M &			93	199,164	0	21,908	2,154.00					
2015	2015-660004466	JOHNSTON, HOLT M &			93	193,031	0	21,233	2,070.00					
2014	2014-660004466	JOHNSTON, HOLT M &			93	194,533	0	21,399	2,050.00					
2013	2013-660004466	JOHNSTON, HOLT M &			93	159,007	0	17,491	1,699.00					



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:27:32
 Page 2

Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	11000	
Non-Ag Acres	0.813	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	35,413.00 x 1.60 = 56,661	
Factor Value		
Adjustments	1.0000	
Lot Value	56,661	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,647 / 2,306
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,647
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	234,742 101.80 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	70,950 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.75	Total Misc Impr	+ 2,301				
Roofing Adj	+ 3.17	Garage Cost	+ 13,810				
Subfloor Adj	+ -0.82	Total RCN	= 270,371				
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 67,593				
Plumbing Adj	+ 7.69	Lump Sums	+ 7,663				
Basement Adj	+ 0.00	RCNLD	= 210,441				
Adj Base Cost	= 110.26	Lot Value	+ 56,661				
Total Area	x 2,306	Indicated Value	= 267,102				
Adjusted Cost	= 254,260	Value Per SqFt	115.83				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	210,441
Lot Value	56,661
Indicated Value	267,102 115.83 Per SqFt
Agland Value	
Site Improvements	1,078
Total Value	268,180 116.30 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11587	24x4		96	23.97		2,301
WODO	WOOD DECK - OPEN	11588	20x20		400	16.06		6,424
WODO	WOOD DECK - OPEN	149347	10x6		60	27.54	25%	1,239



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

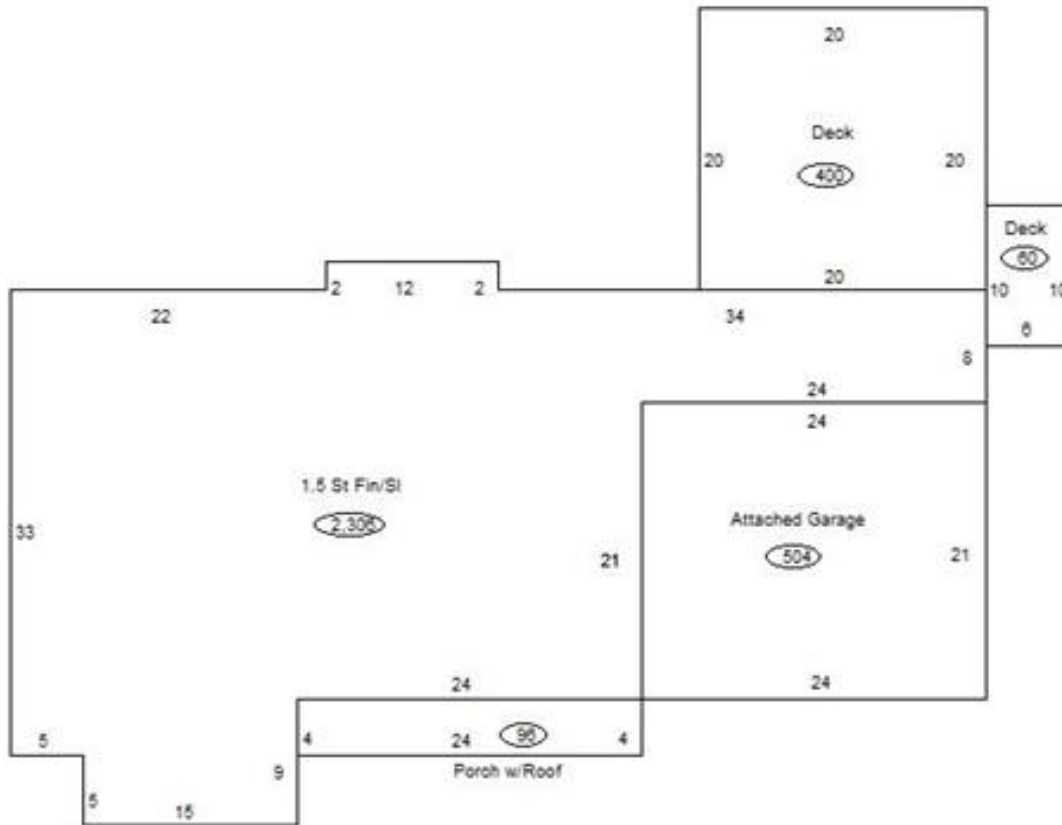
Date 04/17/2026

Time 06:27:32

Page 3

Sketch Image

660004466



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	1,647	1.400	2,306
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	96	1.000	96
4	M	WODO		13	WODO	400	1.000	400
5	M	WODO		13	WODO	60	1.000	60
Total Building Area						1,647		2,306



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:27:32
Page 4

660004466

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x18x0			288
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (4.68 x 288)		1,348		1,348 270		1,078