



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 660004468 Parcel ID 000000-00-0-00525-003-0002 Cadastral ID 05-21-17-02050 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 326858 FONTANA, JOSEPH C & CHRISTINA 17387 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 17387 E 480 RD Subdivision MOUNTAIN MEADOWS Lot/Block 0002 / 0003 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 Lot/Long: 36.32238627 -95.51801100										Building Permits																			
LOT 2 BLOCK 3 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																				
H	Homestead	Yes	1,000	1,000	/	SEC OF HUD	02/12/2019	0	3																				
H	Homestead	No	1,000		/	US BANK NA	11/06/2018	0	3																				
					/	TERREL, SUSAN & JAMES	09/26/2018	0	10																				
					2611/932	STEWART, JAMES E &	02/14/2017	0	4																				
					2500/38	STEWART, JAMES E	09/08/2015	0	4																				
					2497/757	MILLER, L DAVID	09/02/2015	164,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax																				
Remove Cap	2020		Land Value	91,493	35,803	11%	3,938	Assessed	20,344 1,893.01																				
Year Frozen	0		Improvements	162,295	149,143		16,406	Penalty	0																				
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -83.00																				
TIF Project ID	0		Total Value	253,788	184,946		20,344	Total Taxable	19,344 1,810.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660004468	FONTANA, JOSEPH C &			93	246,311	1000	18,752	1,755.00																				
2024	2024-660004468	FONTANA, JOSEPH C &			93	264,390	1000	18,176	1,824.00																				
2023	2023-660004468	FONTANA, JOSEPH C &			93	169,840	1000	17,618	1,765.00																				
2022	2022-660004468	FONTANA, JOSEPH C &			93	164,325	1000	17,076	1,709.00																				
2021	2021-660004468	FONTANA, JOSEPH C &			93	169,422	1000	17,636	1,794.00																				
2020	2020-660004468	FONTANA, JOSEPH C &			93	170,291	1000	17,732	1,745.00																				
2019	2019-660004468	FONTANA, JOSEPH C			93	162,683	0	17,895	1,783.00																				
2018	2018-660004468	TERREL, SUSAN & JAMES			93	168,557	0	18,541	1,848.00																				
2017	2017-660004468	TERREL, SUSAN & JAMES			93	167,769	0	18,455	1,745.00																				
2016	2016-660004468	STEWART, JAMES E &			93	163,839	0	18,022	1,771.00																				
2015	2015-660004468	STEWART, JAMES E &			93	154,302	1000	14,688	1,445.00																				
2014	2014-660004468	MILLER, L DAVID			93	158,373	1000	14,231	1,373.00																				
2013	2013-660004468	MILLER, L DAVID			93	150,287	1000	13,787	1,349.00																				



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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 11000 Non-Ag Acres 2.0038 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 87,285.00 x 1.05 = 91,493 Factor Value Adjustments 1.0000 Lot Value 91,493		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,516 / 2,504
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,516
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	0 -
Year/Eff Age	1984 / 32

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 207,094 82.71 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	73.59	Total Misc Impr	+ 8,545				
Roofing Adj	+ 2.63	Garage Cost	+ 0				
Subfloor Adj	+ -0.73	Total RCN	= 240,390				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 100,964				
Plumbing Adj	+ 5.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 139,426				
Adj Base Cost	= 92.59	Lot Value	+ 91,493				
Total Area	x 2,504	Indicated Value	= 230,919				
Adjusted Cost	= 231,845	Value Per SqFt	92.22				

Value Reconciliation
Selected Approach Cost Approach Improvements 139,426 Lot Value 91,493 Indicated Value 230,919 92.22 Per SqFt Agland Value Site Improvements 22,869 Total Value 253,788 101.35 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11589	24x4		96	23.97		2,301
PATO	SLAB PORCH - OPEN	11592	768		768	8.13		6,244



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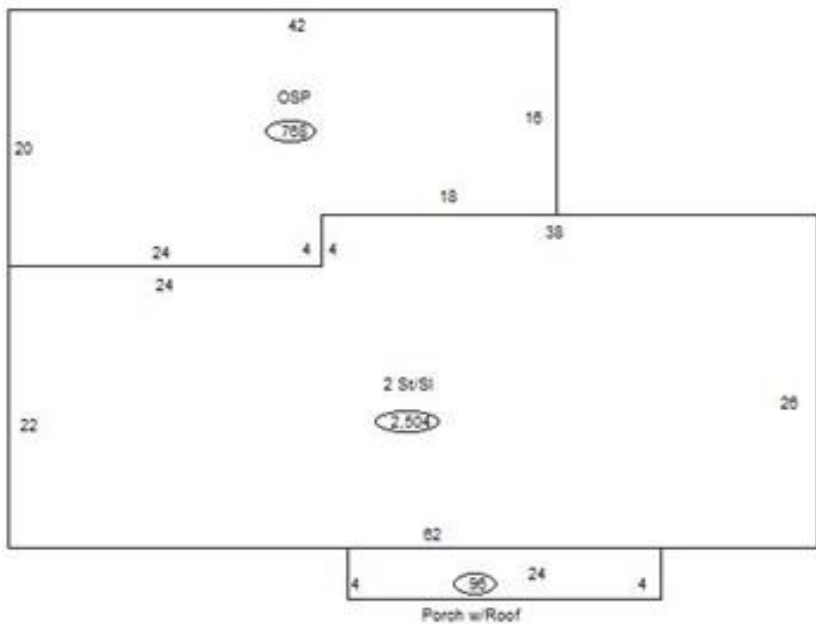
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	96	1.000	96
2	R	2	Slab	13	2 St/SI	1,516	1.652	2,504
3	U	^UL	Overhang	13	Upper Level	988	1.000	988
4	M	PATO		13	Open Slab	768	1.000	768
Total Building Area						1,516		2,504



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (30.25 x 1,200)		36,300		36,300	13,431	22,869