



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:26:53
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Assessment Data					Primary Image																																																																																																																				
Account 660004473 Parcel ID 000000-00-0-00525-003-0008 Cadastral ID 05-21-17-02110 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 289528 VANCE, DENVER W 19834 MOUNTAIN LN CLAREMORE OK 74019-0000 Parcel Location Situs 19834 MOUNTAIN LN Subdivision MOUNTAIN MEADOWS Lot/Block 0008 / 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					<p>660004473_001.JPG 8/11/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.32567268 -95.51792778																																																																																																																									
LOT 8 BLOCK 3 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	11000		
Non-Ag Acres	1.4939		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	65,072.00 x 1.24 = 80,452		
Factor Value			
Adjustments	1.0000		
Lot Value	80,452		



660004473_001.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	20% Veneer, Stone 80% Frame, Siding, Vinyl
Base/Total Area	1,368 / 1,368
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,368
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,894	111.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	188,000 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.62	Total Misc Impr	+ 7,999				
Roofing Adj	+ 4.62	Garage Cost	+ 12,487				
Subfloor Adj	+ -1.21	Total RCN	= 195,303				
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 83,980				
Plumbing Adj	+ 10.29	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 111,323				
Adj Base Cost	= 127.79	Lot Value	+ 80,452				
Total Area	x 1,368	Indicated Value	= 191,775				
Adjusted Cost	= 174,817	Value Per SqFt	140.19				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,323		
Lot Value	80,452		
Indicated Value	191,775	140.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	191,775	140.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11606	9x7		63	24.07		1,516
PRCH	SLAB PORCH - COVERED	11607	278		278	23.32		6,483



Rogers

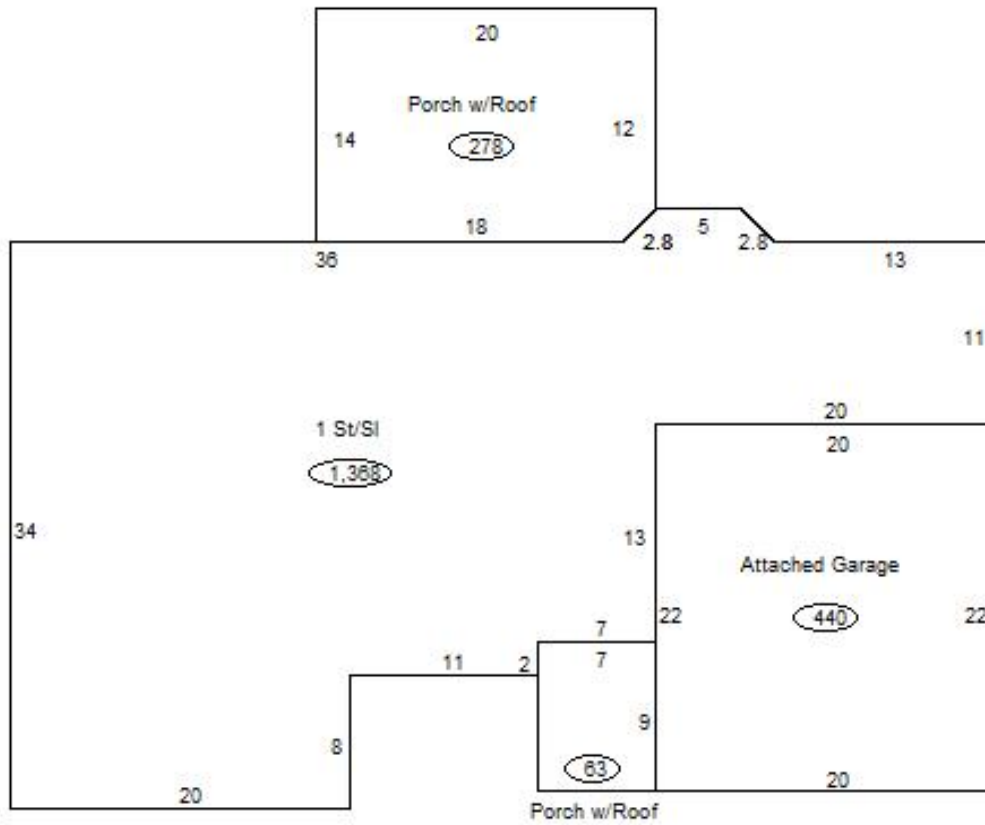
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,368	1.000	1,368
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PRCH		13	SLBC	278	1.000	278
Total Building Area						1,368		1,368



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	25,000	