



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 660004477 Parcel ID 000000-00-0-00525-003-0012 Cadastral ID 05-21-17-02150 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 334605 KOGER, JEFFREY LEE & REBECCA LYNN 19747 COTTRELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 19747 S COTTRELL DR Subdivision MOUNTAIN MEADOWS Lot/Block 0012 / 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>660004477 07/16/25</p> <p>660004477_001.JPG 8/11/2025</p>														
Legal Description Lat/Long: 36.32764727 -95.51927900																			
LOT 12 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>R13</td> <td>R13-CHECK ON CONDITION OF HOME</td> <td>04/2012</td> <td>12/2012</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	R13-CHECK ON CONDITION OF HOME	04/2012	12/2012	
Number	Description	Opened	Closed	Amount															
R13	R13-CHECK ON CONDITION OF HOME	04/2012	12/2012																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	VANCE, JERRY W & CAROLYN J	06/01/2021	0	4										
H	Homestead	No	1,000		2223/77	NEWCOMB, DONALD L &	02/01/2012	44,000	17										
					1003/95	STIMSON, TERRANCE J &	09/25/1995	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	2013		Land Value 84,476	26,296	11%	2,893	Assessed	17,389	1,618.05										
Year Frozen	0		Improvements 151,791	131,780		14,496	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 236,267	158,076		17,389	Total Taxable	16,389	1,535.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004477	KOGER, JEFFREY LEE &			93	254,622	1000	15,882	1,488.00										
2024	2024-660004477	KOGER, JEFFREY LEE &			93	278,824	1000	15,390	1,546.00										
2023	2023-660004477	KOGER, JEFFREY LEE &			93	150,027	1000	14,913	1,497.00										
2022	2022-660004477	KOGER, JEFFREY LEE &			93	146,066	1000	14,450	1,449.00										
2021	2021-660004477	KOGER, JEFFREY LEE &			93	136,360	0	15,000	1,512.00										
2020	2020-660004477	VANCE, JERRY W & CAROLYN J			93	137,282	0	15,090	1,474.00										
2019	2019-660004477	VANCE, JERRY W & CAROLYN J			93	130,652	0	14,372	1,432.00										
2018	2018-660004477	VANCE, JERRY W & CAROLYN J			93	133,291	0	14,662	1,462.00										
2017	2017-660004477	VANCE, JERRY W & CAROLYN J			93	132,207	0	14,543	1,375.00										
2016	2016-660004477	VANCE, JERRY W & CAROLYN J			93	128,941	0	14,184	1,394.00										
2015	2015-660004477	VANCE, JERRY W & CAROLYN J			93	126,754	0	13,943	1,359.00										
2014	2014-660004477	VANCE, JERRY W & CAROLYN J			93	129,140	0	14,205	1,361.00										
2013	2013-660004477	VANCE, JERRY W & CAROLYN J			93	141,232	0	15,536	1,508.00										



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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	11000				
Non-Ag Acres	1.6786				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	73,119.00 x 1.16 = 84,476				
Factor Value					
Adjustments	1.0000				
Lot Value	84,476				
Residential Data				660004477_001.JPG 8/11/2025	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,740 / 1,740			Adusted R 0.8445	
Style	100% One Story			Indicated Value 170,220 97.83 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,740			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables 3	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 173,090 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	462 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 151,791	
Year/Eff Age	1996 / 23			Lot Value 84,476	
Cost Approach		Manual : 01/2025		Indicated Value 236,267 135.79 Per SqFt	
Base Cost	95.24	Total Misc Impr	+ 12,418	Agland Value	
Roofing Adj	+ 3.94	Garage Cost	+ 10,991	Site Improvements	
Subfloor Adj	+ 0.00	Total RCN	= 226,554	Total Value 236,267 135.79 Total Value Per SqFt	
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 74,763		
Plumbing Adj	+ 7.27	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 151,791		
Adj Base Cost	= 116.75	Lot Value	+ 84,476		
Total Area	x 1,740	Indicated Value	= 236,267		
Adjusted Cost	= 203,145	Value Per SqFt	135.79		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	11610	26x6		156	20.80	3,245
EPSW	ENCLOSED PORCH - SOLID WALL	11611	168		168	54.60	9,173



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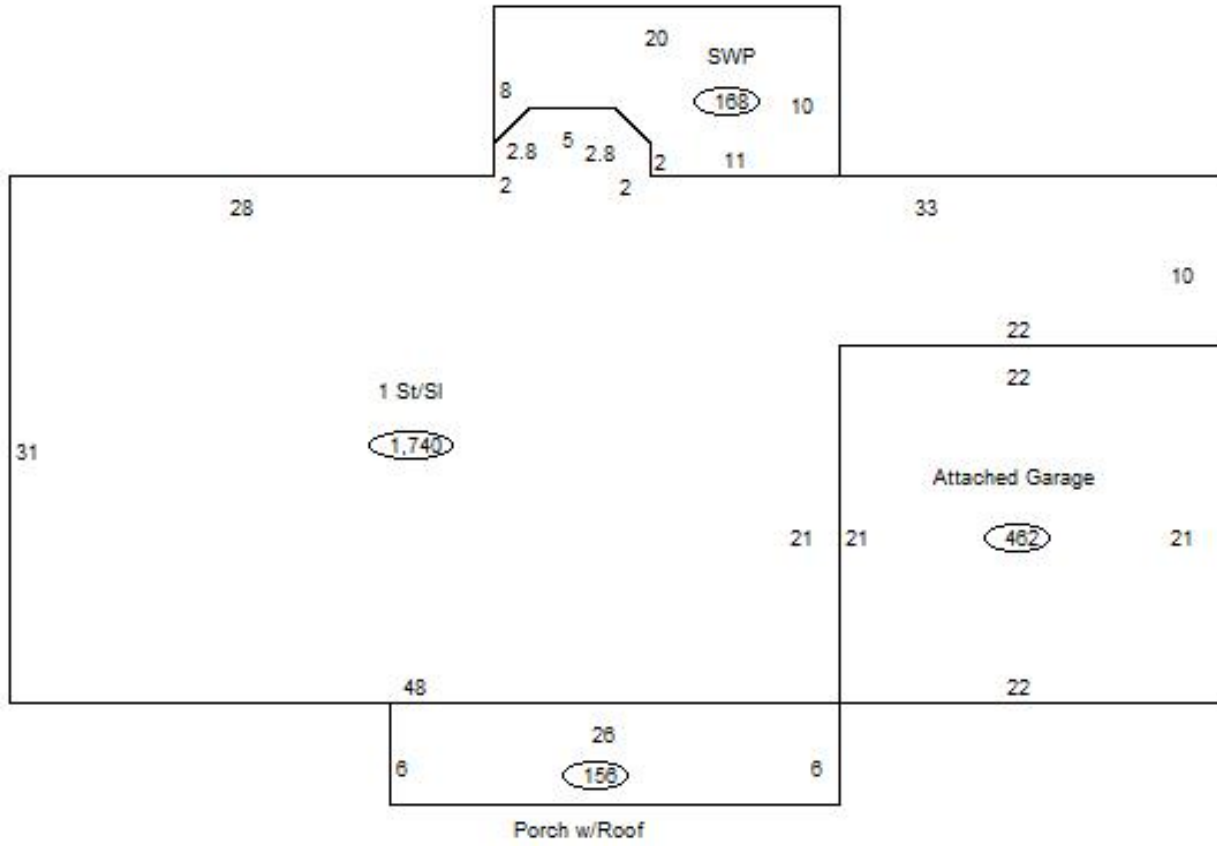
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,740	1.000	1,740
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	156	1.000	156
4	M	EPSW		13	EPSW	168	1.000	168
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						