



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:26:57
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004479 Parcel ID 000000-00-0-00525-003-0015 Cadastral ID 05-21-17-02180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 319641 OXLEY, JASON & SECELIA 19445 S COTTRELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 19445 S COTTRELL DR Subdivision MOUNTAIN MEADOWS Lot/Block 0015 / 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>660004479 07/17/25</p> <p>660004479_001.JPG 8/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.33012727 -95.52110514 LOT 15 BLOCK 3 LESS S 145' THEREOF MOUNTAIN MEADOWS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 11000 Non-Ag Acres 1.5555 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 67,756.00 x 1.21 = 81,794 Factor Value Adjustments 1.0000 Lot Value 81,794		 <p>660004479 07/17/25</p> <p>660004479_001.JPG 8/11/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,850 / 2,596
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,850
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	858 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach		Manual : 01/2025	
Base Cost	86.73	Total Misc Impr	+ 10,675
Roofing Adj	+ 3.17	Garage Cost	+ 25,560
Subfloor Adj	+ -1.54	Total RCN	= 313,955
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 78,489
Plumbing Adj	+ 5.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 235,466
Adj Base Cost	= 106.98	Lot Value	+ 81,794
Total Area	x 2,596	Indicated Value	= 317,260
Adjusted Cost	= 277,720	Value Per SqFt	122.21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	313,714	120.85	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	21,440 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	235,466		
Lot Value	81,794		
Indicated Value	317,260	122.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	317,260	122.21	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	11619	18x11		198	26.31	5,209
PRCH	SLAB PORCH - COVERED	11620	26x8		208	26.28	5,466



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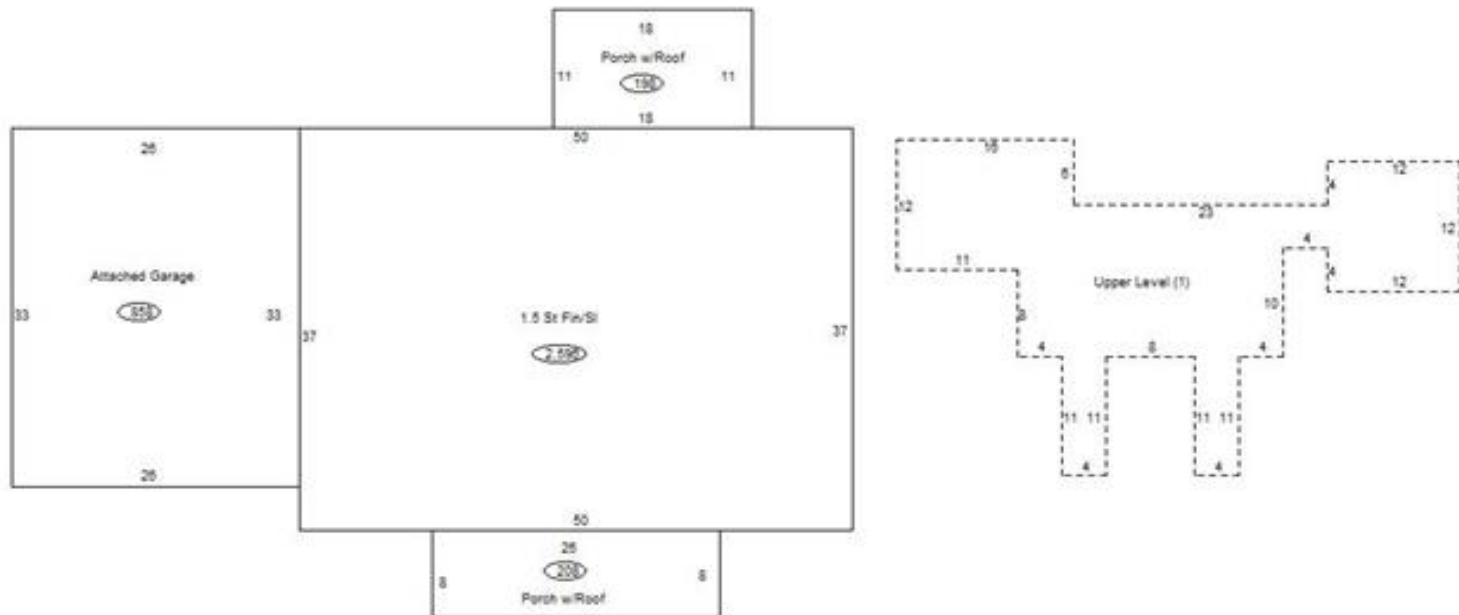
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Sketch Image

660004479



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/SI	1,850	1.403	2,596
2	G	1		13	Attached Garage	858	1.000	858
3	M	PRCH		13	SLBC	198	1.000	198
4	M	PRCH		13	SLBC	208	1.000	208
5	U	^UL		13	Upper Level (1)	746	1.000	746
Total Building Area						1,850		2,596