



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	660004480													
Parcel ID	000000-00-0-00525-003-0016													
Cadastral ID	05-21-17-02190													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 3												
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE													
Name ID	327878													
LIND, PAUL C														
19345 COTTRELL DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19345 S COTTRELL DR													
Subdivision	MOUNTAIN MEADOWS													
Lot/Block	0016 / 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 Lat/Long: 36.33026898 -95.52026665														
LOT 16 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	ROBERTS, REX D & MELISSA L	06/05/2019	235,000	YES										
1176/307	ROBERTS, REX D & MELISSA L	06/08/1999	17,000	Yes										
858/699			30,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax						
Remove Cap	2020	Land Value	81,724	60,994	11%	6,709	Assessed	32,116 2,988.39						
Year Frozen	0	Improvements	230,970	230,970		25,407	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	312,694	291,964		32,116	Total Taxable	32,116 2,988.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004480	LIND, PAUL C	93	303,841	0	30,587	2,846.00							
2024	2024-660004480	LIND, PAUL C	93	323,891	0	29,131	2,897.00							
2023	2023-660004480	LIND, PAUL C	93	252,210	0	27,743	2,754.00							
2022	2022-660004480	LIND, PAUL C	93	254,974	0	27,862	2,764.00							
2021	2021-660004480	LIND, PAUL C	93	241,228	0	26,535	2,676.00							
2020	2020-660004480	LIND, PAUL C	93	237,260	0	26,099	2,549.00							
2019	2019-660004480	LIND, PAUL C	93	202,407	1000	21,265	2,131.00							
2018	2018-660004480	ROBERTS, REX D & MELISSA L	93	208,075	1000	21,888	2,195.00							
2017	2017-660004480	ROBERTS, REX D & MELISSA L	93	244,718	1000	25,594	2,433.00							
2016	2016-660004480	ROBERTS, REX D & MELISSA L	93	238,182	1000	24,820	2,453.00							
2015	2015-660004480	ROBERTS, REX D & MELISSA L	93	232,131	1000	24,068	2,360.00							
2014	2014-660004480	ROBERTS, REX D & MELISSA L	93	233,969	1000	23,338	2,246.00							
2013	2013-660004480	ROBERTS, REX D & MELISSA L	93	220,209	1000	22,629	2,207.00							




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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.5522 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 67,615.00 x 1.21 = 81,724 Factor Value Adjustments 1.0000 Lot Value 81,724		 <p>660004480 07/17/25</p> <p>660004480_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% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,370 / 2,379
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,370
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	806 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

Cost Approach				Manual : 01/2025			
Base Cost	84.68	Total Misc Impr	+ 21,349	Roofing Adj	+ 2.87	Garage Cost	+ 24,011
Subfloor Adj	+ -1.38	Total RCN	= 299,961	Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 68,991
Plumbing Adj	+ 8.21	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 230,970
Adj Base Cost	= 107.02	Lot Value	+ 81,724	Total Area	x 2,379	Indicated Value	= 312,694
		Value Per SqFt	131.44	Adjusted Cost	= 254,601		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	294,320	123.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	282,100		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,970		
Lot Value	81,724		
Indicated Value	312,694	131.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	312,694	131.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	11624	21x11		231	26.20		6,052
PRCH	SLAB PORCH - COVERED	11625	47x8		376	25.75		9,682



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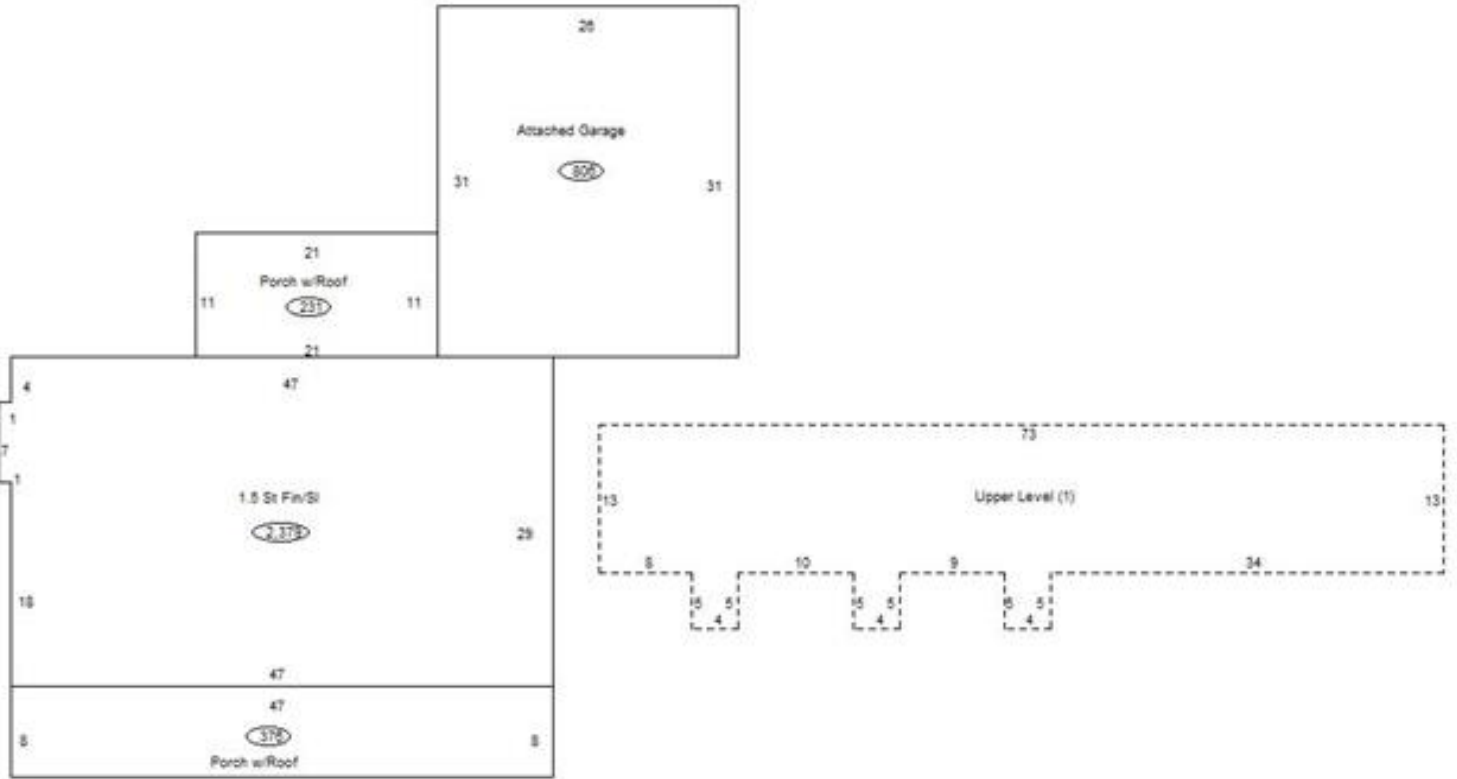
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,370	1.737	2,379
2	G	1		13	Attached Garage	806	1.000	806
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	376	1.000	376
5	U	^UL		13	Upper Level (1)	1,009	1.000	1,009
Total Building Area						1,370		2,379



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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)						