




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:27:01  
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Assessment Data					Primary Image														
<b>Account</b> 660004481 <b>Parcel ID</b> 000000-00-0-00525-003-0017 <b>Cadastral ID</b> 05-21-17-02200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 336245 PERRY, CARMEN R  19299 COTTRELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19299 S COTTRELL DR <b>Subdivision</b> MOUNTAIN MEADOWS <b>Lot/Block</b> 0017 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 17 / 5 <b>Neighborhood</b> 1070 - R-V03-SE JUSTUS-SEQUOYAH <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660004481 07/17/25</p> <p>660004481_004.JPG 8/11/2025</p>														
<b>Legal Description</b> Lat/Long: 36.33024218 -95.51952888																			
LOT 17 BLOCK 3 MOUNTAIN MEADOWS					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	THOMPSON, ROBERT DARRELL	10/12/2021	225,000	YES										
					975/56	STIMSON, TERRANCE J &	11/30/1994	12,000	Yes										
					858/699			30,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	93.050	<b>Current Tax</b>										
<b>Remove Cap</b>	2022		<b>Land Value</b>	81,339	81,339	11%	8,947	<b>Assessed</b>	26,481 2,464.06										
<b>Year Frozen</b>	0		<b>Improvements</b>	159,397	159,397		17,534	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0 0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	240,736	240,736		26,481	<b>Total Taxable</b>	26,481 2,464.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660004481	PERRY, CARMEN R			93	237,022	0	26,072	2,426.00										
2024	2024-660004481	PERRY, CARMEN R			93	254,552	0	25,987	2,585.00										
2023	2023-660004481	PERRY, CARMEN R			93	225,000	0	24,750	2,457.00										
2022	2022-660004481	PERRY, CARMEN R			93	225,894	0	24,848	2,465.00										
2021	2021-660004481	THOMPSON, ROBERT DARRELL			93	166,278	1000	15,753	1,604.00										
2020	2020-660004481	THOMPSON, ROBERT DARRELL			93	163,717	1000	15,265	1,503.00										
2019	2019-660004481	THOMPSON, ROBERT DARRELL			93	157,451	1000	14,792	1,486.00										
2018	2018-660004481	THOMPSON, ROBERT DARRELL			93	161,748	1000	14,331	1,441.00										
2017	2017-660004481	THOMPSON, ROBERT DARRELL			93	160,519	1000	13,886	1,327.00										
2016	2016-660004481	THOMPSON, ROBERT DARRELL			93	156,522	1000	13,452	1,335.00										
2015	2015-660004481	THOMPSON, ROBERT DARRELL			93	153,067	1000	13,031	1,283.00										
2014	2014-660004481	THOMPSON, ROBERT DARRELL			93	154,186	1000	12,622	1,219.00										
2013	2013-660004481	THOMPSON, ROBERT DARRELL			93	145,991	1000	12,226	1,197.00										



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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 11000 <b>Non-Ag Acres</b> 1.5346 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 66,845.00 x 1.22 = 81,339 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 81,339		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Frame, Siding, Vinyl 10% Veneer, Masonry
<b>Base/Total Area</b>	1,131 / 1,697
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,131
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	529 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1995 / 23

660004481	07/17/25
660004481_004.JPG	8/11/2025

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	214,573	126.44	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	238,170 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	159,397		
<b>Lot Value</b>	81,339		
<b>Indicated Value</b>	240,736	141.86	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	240,736	141.86	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	87.91	<b>Total Misc Impr</b>	+ 15,596				
<b>Roofing Adj</b>	+ 3.35	<b>Garage Cost</b>	+ 16,658				
<b>Subfloor Adj</b>	+ -1.59	<b>Total RCN</b>	= 221,385				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 28%)</b>	- 61,988				
<b>Plumbing Adj</b>	+ 9.14	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 159,397				
<b>Adj Base Cost</b>	= 111.45	<b>Lot Value</b>	+ 81,339				
<b>Total Area</b>	x 1,697	<b>Indicated Value</b>	= 240,736				
<b>Adjusted Cost</b>	= 189,131	<b>Value Per SqFt</b>	141.86				

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	11630	17x11		187	26.34		4,926
PRCH	SLAB PORCH - COVERED	11631	32x6		192	26.33		5,055



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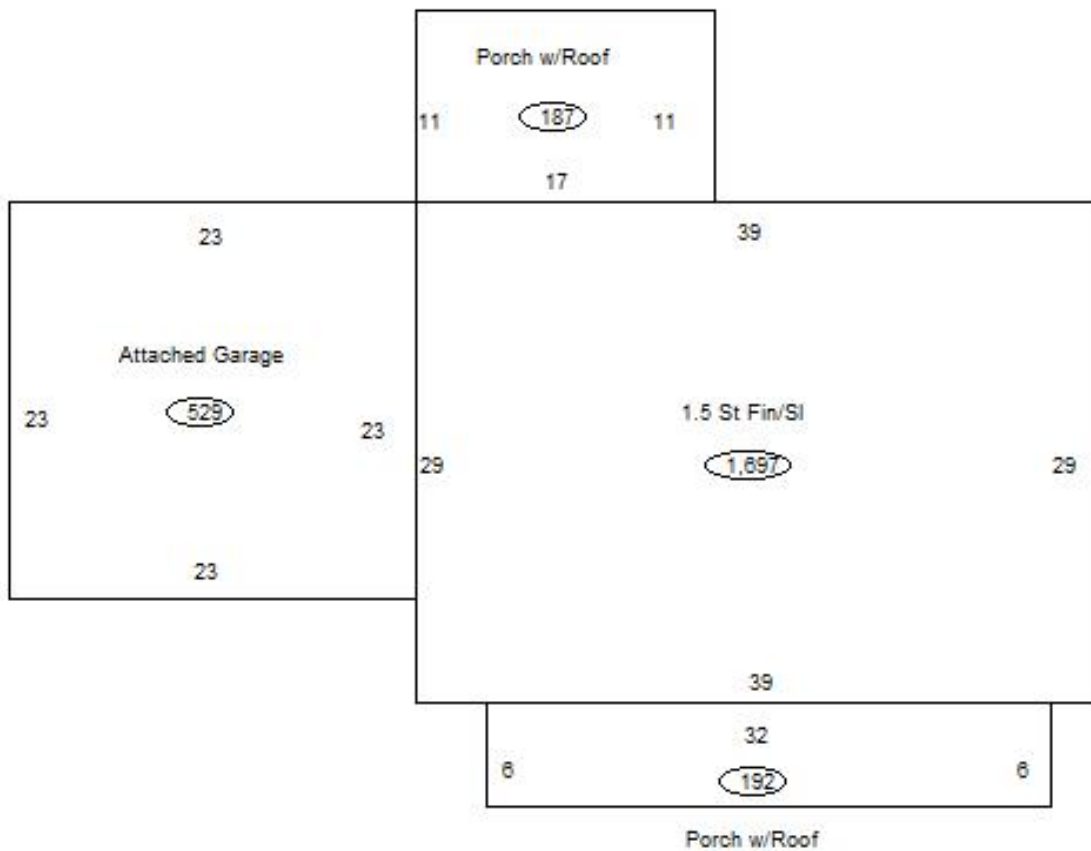
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### Sketch Image

660004481



### 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/Sl	1,131	1.500	1,697
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	187	1.000	187
4	M	PRCH		13	SLBC	192	1.000	192
<b>Total Building Area</b>						1,131		1,697