




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 660004483 Parcel ID 000000-00-0-00525-003-0019 Cadastral ID 05-21-17-02220 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 259564 HUGHES, KELLY D & KELLI D TRUSTEES TWO KELLIES TRUST 19486 MOUNTAIN LN CLAREMORE OK 74019-0000					 <p>660004483_001.JPG 8/11/2025</p>				
Parcel Location Situs 19486 MOUNTAIN LN Subdivision MOUNTAIN MEADOWS Lot/Block 0019 / 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: 36.33010876 -95.51782077					Building Permits				
LOT 19 BLOCK 3 MOUNTAIN MEADOWS					Number	Description	Opened	Closed	Amount
					R21	R22- NEW DIRT PAD FOR OUTBUILDIN	03/2021	09/2021	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	970/41	GRIGGS, RONNIE J &	09/30/1994	83,000	Yes
					948/472	STIMSON, TERRANCE J &	02/25/1994	12,500	No
					858/699			30,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax
Remove Cap	0	Land Value	78,089	29,373	11%	3,231	Assessed	16,810	1,564.17
Year Frozen	0	Improvements	151,377	123,440		13,579	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	229,466	152,813		16,810	Total Taxable	15,810	1,481.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004483	HUGHES, KELLY D & KELLI D			93	224,428	1000	15,320	1,435.00
2024	2024-660004483	HUGHES, KELLY D & KELLI D			93	242,644	1000	14,844	1,493.00
2023	2023-660004483	HUGHES, KELLY D & KELLI D			93	164,036	1000	14,383	1,444.00
2022	2022-660004483	HUGHES, KELLY D & KELLI D			93	165,827	1000	13,935	1,398.00
2021	2021-660004483	HUGHES, KELLY D & KELLI D			93	155,450	1000	12,904	1,317.00
2020	2020-660004483	HUGHES, KELLY D & KELLI D			93	154,491	1000	12,499	1,233.00
2019	2019-660004483	HUGHES, KELLY D & KELLI D			93	147,398	1000	12,105	1,218.00
2018	2018-660004483	HUGHES, KELLY D & KELLI D			93	151,453	1000	11,724	1,181.00
2017	2017-660004483	HUGHES, KELLY D & KELLI D			93	150,295	1000	11,353	1,087.00
2016	2016-660004483	HUGHES, KELLY D & KELLI D			93	146,617	1000	10,993	1,094.00
2015	2015-660004483	HUGHES, KELLY D & KELLI D			93	143,313	1000	10,644	1,050.00
2014	2014-660004483	HUGHES, KELLY D & KELLI D			93	145,649	1000	10,306	997.00
2013	2013-660004483	HUGHES, KELLY D & KELLI D			93	137,648	1000	9,976	979.00




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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 11000 Non-Ag Acres 1.3854 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 60,346.00 x 1.29 = 78,089 Factor Value Adjustments 1.0000 Lot Value 78,089		

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8/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,064 / 1,590
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,064
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	203,225	127.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	194,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.25	Total Misc Impr	+ 8,835				
Roofing Adj	+ 3.42	Garage Cost	+ 14,498				
Subfloor Adj	+ -1.63	Total RCN	= 205,277				
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 59,530				
Plumbing Adj	+ 9.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 145,747				
Adj Base Cost	= 114.43	Lot Value	+ 78,089				
Total Area	x 1,590	Indicated Value	= 223,836				
Adjusted Cost	= 181,944	Value Per SqFt	140.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,747		
Lot Value	78,089		
Indicated Value	223,836	140.78	Per SqFt
Agland Value			
Site Improvements	5,630		
Total Value	229,466	144.32	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	11634	11x6		66	26.72		1,764
PATO	SLAB PORCH - OPEN	11635	13x10		130	11.20		1,456



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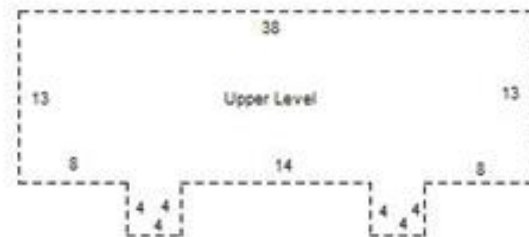
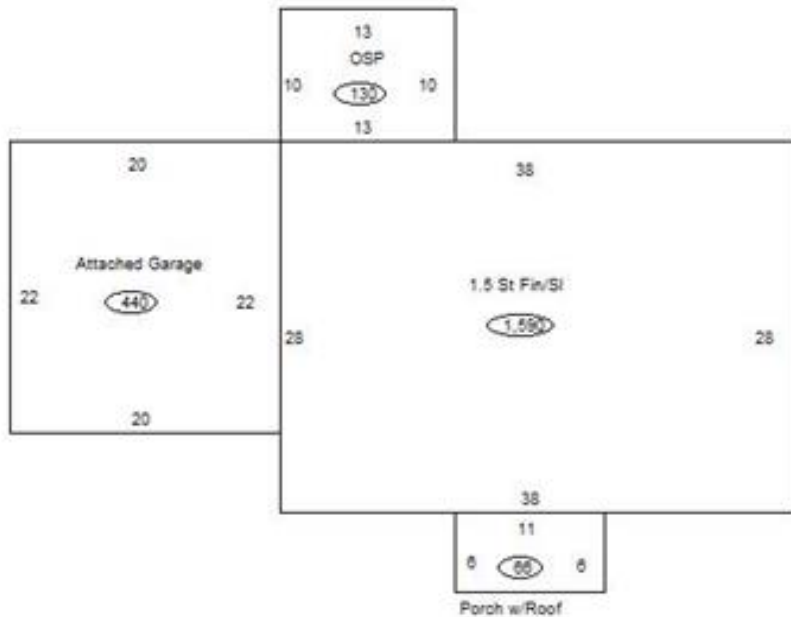
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Sketch Image

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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/Sl	1,064	1.494	1,590
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	66	1.000	66
4	M	PATO		13	Open Slab	130	1.000	130
5	U	^UL	Overhang	13	Upper Level	526	1.000	526
Total Building Area						1,064		1,590



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	25x20x0			500
	Qual	Cond	Year	2021	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (9.36 x 500)		4,680		4,680	4,680
	LNT0	Lean To - Attached	20x5x0			100
	Qual	Cond	Year	2021	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (9.50 x 100)		950		950	950