




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004490 <b>Parcel ID</b> 000000-00-0-00525-003-0026 <b>Cadastral ID</b> 05-21-17-02290 <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> 346093 STIMSON, TERRY & BONNIE PROTECTION TRUST  17342 SAVANNAH CT CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17342 SAVANNAH CT <b>Subdivision</b> MOUNTAIN MEADOWS <b>Lot/Block</b> 0026 / 0003 <b>Parcel Size</b> 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>660004490_003.JPG 8/11/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32851795 -95.51852305 LOT 26 BLOCK 3 MOUNTAIN MEADOWS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image								
Lot Size						660004490_003.JPG 8/11/2025						
Lot Count												
Units Buildable	11000											
Non-Ag Acres	1.948											
Topography												
Street Access												
Utilities												
Amenities	LAND QUALITY							0				
								0				
Method	Square-Foot											
Base Lot Value	84,856.00 x 1.06 = 90,344											
Factor Value												
Adjustments	1.0000											
Lot Value	90,344											
<b>Residential Data</b>				<b>GRM Approach</b>								
Type	1 Single Family Residence			GRM Code								
Condition	3 - Average			Gross Rent	0.00							
Quality	3 - Average			Indicated Value								
Architecture				<b>Multiple Regression</b>								
Style	100% Two Story			MRA Code	1 Test							
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood			Adusted R	0.8445							
Base/Total Area	2,257 / 3,541			Indicated Value	398,575	112.56	Per SqFt					
Style	100% Two Story			<b>Direct Comparables</b>								
HVAC	100% Warmed & Cooled Air			Selection Model	A Adam Test							
Roof Cover	1 Composition Shingle			Adjustment Model	1 2022 Residential							
Area on Slab	0			Comparables								
Fixture/RghIn	14 /			Indicated Value								
Bed/F/H Bath	4 / 3.0 /			<b>Value Reconciliation</b>								
Basement Area	2,257 Total			Selected Approach	Cost Approach							
Garage Type	888 Attached Garage - Unfinished			Improvements	378,352							
Remodel				Lot Value	90,344							
Year/Eff Age	2000 / 20			Indicated Value	468,696	132.36	Per SqFt					
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Agland Value								
Base Cost	85.17	Total Misc Impr	+	26,229	Site Improvements	10,135						
Roofing Adj	+ 2.92	Garage Cost	+	26,454	Total Value	478,831	135.22 Total Value Per SqFt					
Subfloor Adj	+ 0.00	Total RCN	=	478,311								
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	110,012								
Plumbing Adj	+ 5.52	Lump Sums	+	10,053								
Basement Adj	+ 13.95	RCNLD	=	378,352								
Adj Base Cost	= 120.20	Lot Value	+	90,344								
Total Area	x 3,541	Indicated Value	=	468,696								
Adjusted Cost	= 425,628	Value Per SqFt		132.36								
<b>Miscellaneous Improvements</b>				Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
	PRCH	SLAB PORCH - COVERED	11639	34x7	238	26.18			6,231			
	EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	11640	560	560	27.94			15,646			
	PATO	SLAB PORCH - OPEN	11641	46x11	506	8.60			4,352			
	BALW	BALCONY - WOOD	11642	358	358	28.08			10,053			

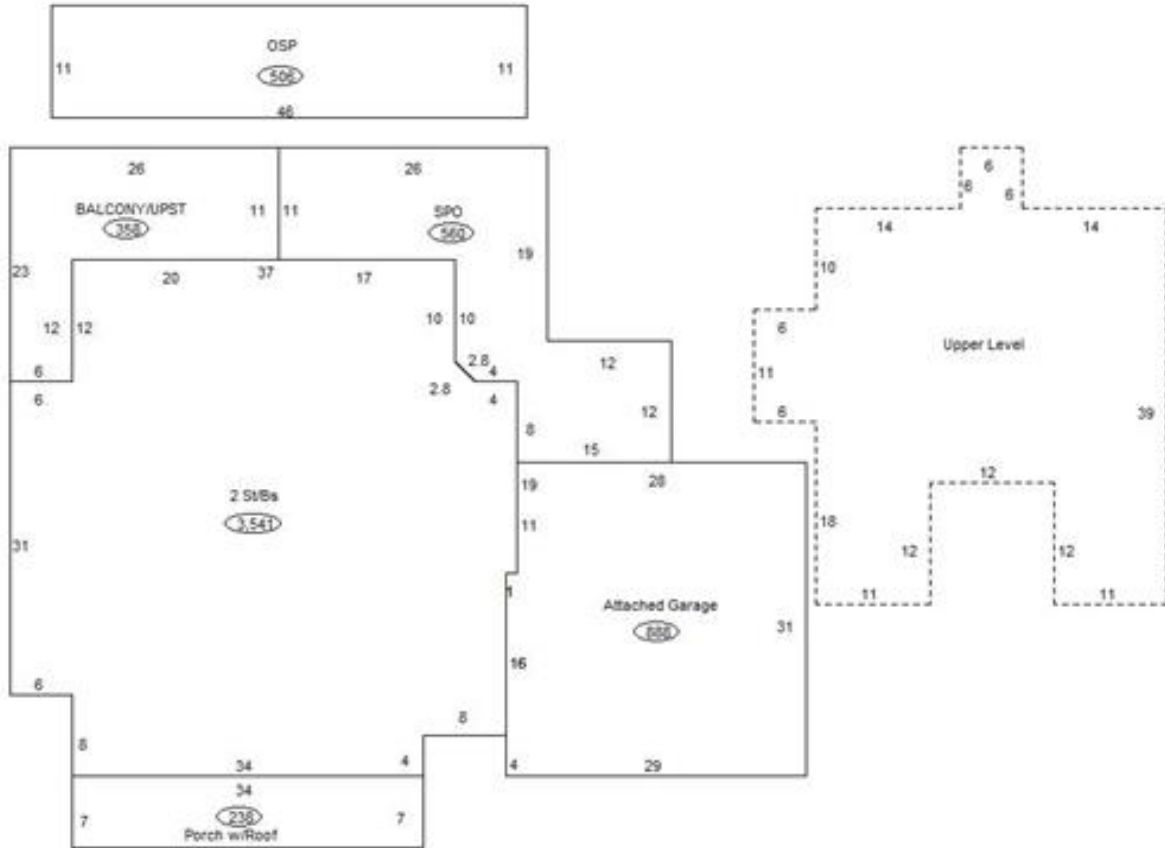


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Basement	13	2 St/Bs	2,257	1.569	3,541
2	G	1	Slab	13	Attached Garage	888	1.000	888
3	M	PRCH		13	SLBC	238	1.000	238
4	M	EPKS		13	Screen Porch	560	1.000	560
5	M	PATO		13	Open Slab	506	1.000	506
6	M	BALW		13	Balcony	358	1.000	358
7	U	^UL	Overhang	13	Upper Level	1,284	1.000	1,284
<b>Total Building Area</b>						<b>2,257</b>		<b>3,541</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (60% Phys/ % Func)</b> 15,000	<b>RCNLD</b> 10,000
	STF	STG FAIR	12x12x0			144
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 144) 674		<b>Modifier Total</b>	<b>RCN</b> 674	<b>Depr (80% Phys/ % Func)</b> 539	<b>RCNLD</b> 135