




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:04:49
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Assessment Data					Primary Image																																																																																																																				
Account 660004506 Parcel ID 21N17E-05-3-00000-000-0000 Cadastral ID 05-21-17-03900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 257412 HIGHTOWER, JANICE DARLENE 3606 FOUNTAINVIEW COURT STILLWATER OK 74074-0000 Parcel Location Situs 19702 S COTTRELL DR Subdivision Lot/Block / Parcel Size 7.89 - Acres Sec/Twn/Rng 5 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Convert\Photos\660\004\507-03.jpg 11/10/2009</p>																																																																																																																				
Legal Description Lat/Long: 36.32568475 -95.52015537 TR IN E2 SW, BEG AT PT ON W BOUND/L OF SE SW WHICH IS S 89 47-48 W 1324.62' & N 00-19-10 E 663.65' FROM SE/C OF SW OF SEC 5; N 00-19-10 E ALG W BOUND/L OF SE SW 1320' TO NW/C SW NE SW SAME BEING THE S ROW OF DEDICATED RDWY; ALG ROW S 85-19 47 E 191.88' TO PT ON CRV AROUND CRV RT (RAD=100') 146.95' TO PT OF																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 7.89 Non-Ag Acres 8.1851 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 356,542.00 x .32 = 115,078 Factor Value Adjustments 1.0000 Lot Value 115,078		
Residential Data Type 1 Single Family Residence Condition 2 - Fair Quality 1.5 - Low Architecture Style 100% One Story Exterior Wall 100% Frame, Siding, Wood Base/Total Area 864 / 864 Style 100% One Story HVAC 100% Forced Air Furnace Roof Cover 1 Composition Shingle Area on Slab 864 Fixture/RghIn 4 / Bed/F/H Bath 2 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 1980 / 46		

D:\Convert\Photos\660\004\507-03.jpg 11/10/2009

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	864
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	61,644 71.35 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	41,598
Lot Value	115,078
Indicated Value	156,676 181.34 Per SqFt
Agland Value	
Site Improvements	3,112
Total Value	159,788 184.94 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.39	Total Misc Impr	+ 0
Roofing Adj	+ 4.24	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 92,439
Heat/Cool Adj	+ 4.80	Depreciation (55%)	- 50,841
Plumbing Adj	+ 5.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,598
Adj Base Cost	= 106.99	Lot Value	+ 115,078
Total Area	x 864	Indicated Value	= 156,676
Adjusted Cost	= 92,439	Value Per SqFt	181.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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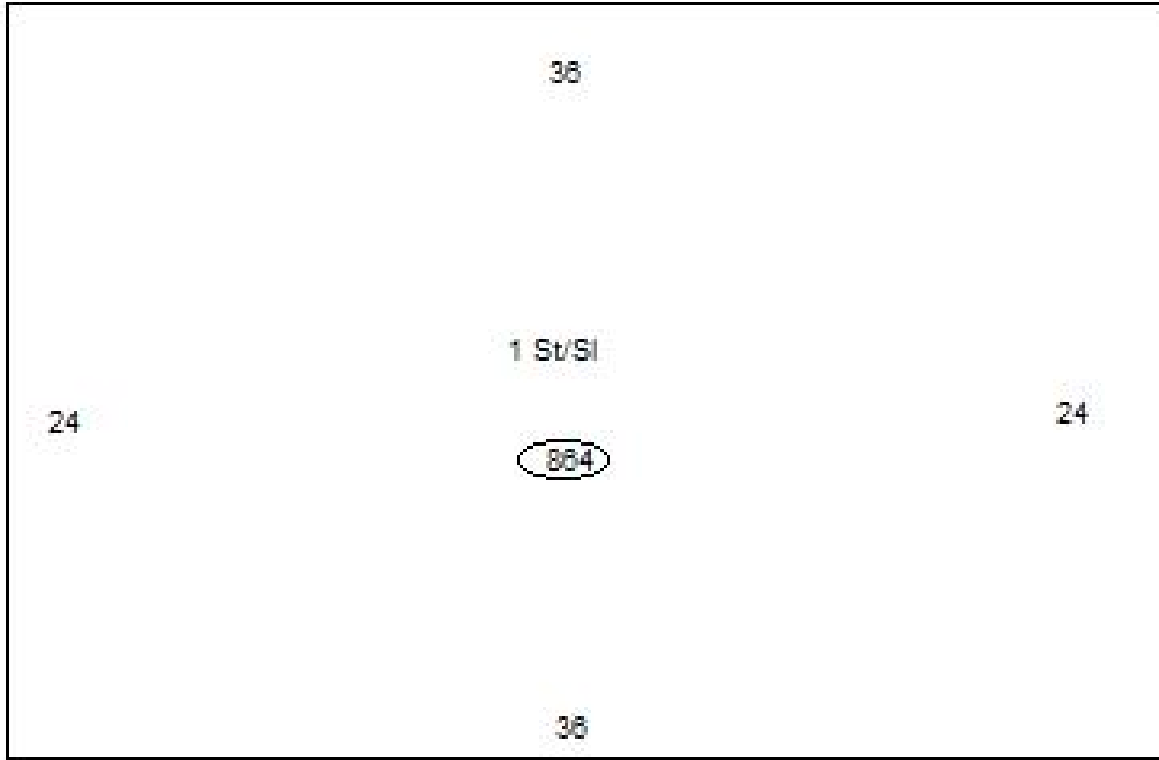
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Sketch Image

660004506



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	864	1.000	864
Total Building Area						864		864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	30x18x8			540
	Qual 3	Cond 3	Year 2003	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (10.48 x 540)		5,659		5,659	2,547	3,112