




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:54:50
Page 1

Assessment Data	Primary Image																				
Account 660004508 Parcel ID 21N17E-05-3-00000-000-0000 Cadastral ID 05-21-17-04000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 50804 VANCE, JERRY W & CAROLYN J 19855 COTTRELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 19855 S COTTRELL DR Subdivision Lot/Block / Parcel Size 9.56 - Acres Sec/Twn/Rng 5 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS	 <p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-30\IMG_ 3/30/2021</p>																				
Legal Description Lat/Long: 36.32555430 -95.51894718 TR IN E2 SW, BEG AT A PT ON E/L W2 SE SW, WHICH IS S 89-47 -48 W 662.31' & N 00-17-15 E 661.61' FROM SE/C OF SW SEC 5' DUE W 307 49' TO E ROW/L OF DEDICATED RDWY; ALG SD ROW N 00-04-36 E 787.80'; N 00-22-38 W ALG SD ROW 309.89'; N 01-08- 04 W ALG E ROW/L 109.94' TO A PT ON CRV; ALG CRV LEFT (RAD=	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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>763/245</td> <td> </td> <td> </td> <td>70,000</td> <td>No</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	763/245			70,000	No
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
763/245			70,000	No																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	
Remove Cap	0	Land Value 133,953	52,454	11%	5,770	Assessed	9,041	841.27	
Year Frozen	2012	Improvements 75,918	29,729		3,271	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value 209,871	82,183		9,041	Total Taxable	8,041	758.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660004508	VANCE, JERRY W & CAROLYN J	93	198,870	1000	8,040	758.00	
2024	2024-660004508	VANCE, JERRY W & CAROLYN J	93	203,515	1000	8,040	816.00	
2023	2023-660004508	VANCE, JERRY W & CAROLYN J	93	119,408	1000	8,040	814.00	
2022	2022-660004508	VANCE, JERRY W & CAROLYN J	93	115,914	1000	8,040	814.00	
2021	2021-660004508	VANCE, JERRY W & CAROLYN J	93	113,446	1000	8,040	827.00	
2020	2020-660004508	VANCE, JERRY W & CAROLYN J	93	111,188	1000	8,040	799.00	
2019	2019-660004508	VANCE, JERRY W & CAROLYN J	93	101,187	1000	8,040	814.00	
2018	2018-660004508	VANCE, JERRY W & CAROLYN J	93	110,081	1000	8,040	815.00	
2017	2017-660004508	VANCE, JERRY W & CAROLYN J	93	109,429	1000	8,040	774.00	
2016	2016-660004508	VANCE, JERRY W & CAROLYN J	93	107,456	1000	8,041	804.00	
2015	2015-660004508	VANCE, JERRY W & CAROLYN J	93	105,111	1000	8,040	797.00	
2014	2014-660004508	VANCE, JERRY W & CAROLYN J	93	108,301	1000	8,040	780.00	
2013	2013-660004508	VANCE, JERRY W & CAROLYN J	93	110,110	1000	8,040	790.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:54:50
 Page 2

Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size			
Lot Count			
Units Buildable	9.56		
Non-Ag Acres	9.7326		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	423,952.00 x .32 = 133,953		
Factor Value			
Adjustments	1.0000		
Lot Value	133,953		



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-30\IMG_ 3/30/2021

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,907 / 1,907
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 65

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	127,385 66.80 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	75,766
Lot Value	133,953
Indicated Value	209,719 109.97 Per SqFt
Agland Value	
Site Improvements	152
Total Value	209,871 110.05 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.81	Total Misc Impr	+ 8,798
Roofing Adj	+ 4.31	Garage Cost	+ 0
Subfloor Adj	+ 1.12	Total RCN	= 244,408
Heat/Cool Adj	+ 11.47	Depreciation (69%)	- 168,642
Plumbing Adj	+ 4.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 75,766
Adj Base Cost	= 123.55	Lot Value	+ 133,953
Total Area	x 1,907	Indicated Value	= 209,719
Adjusted Cost	= 235,610	Value Per SqFt	109.97

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11696	26x6		156	23.73		3,702



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

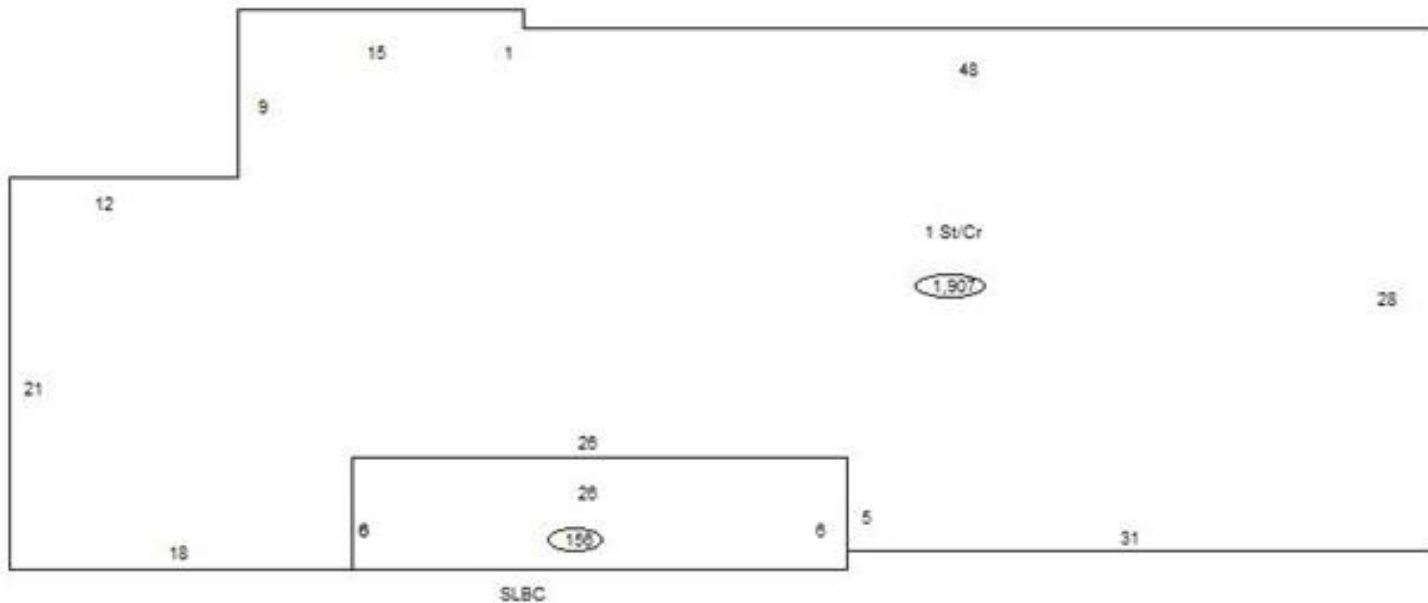
Date 04/17/2026

Time 12:54:50

Page 3

Sketch Image

660004508



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,907	1.000	1,907
2	M	PRCH		10	SLBC	156	1.000	156
Total Building Area						1,907		1,907



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:54:50
Page 4

660004508

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			128	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 128)	545		545	491	54
	LF	LOAFING SHED	0x0x0			230	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 230)	980		980	882	98
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					
	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)					
	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)					
	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)					
	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)					