



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:10:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020499 Parcel ID 000000-00-0-00618-001-0006 Cadastral ID 24-21-16-03041 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 331199 EATON, MONICA LEIGH 15655 E PONY LAKE DR CLAREMORE OK 74019-0000 Parcel Location Situs 15655 E PONY LAKE DR Subdivision PONY LAKE ESTATES Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 16 / 5 Neighborhood 1086 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p style="text-align: right; color: orange;">01/10/2023 14:14</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (130)\IMG_0058.JPG 1/10/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.28493779 -95.54719495 LOT 6 BLOCK 1 PONY LAKE ESTATES																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1086 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.6563	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	SIZE	0
Method	Square-Foot	
Base Lot Value	115,706.00 x .92 = 105,960	
Factor Value		
Adjustments	1.0000	
Lot Value	105,960	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,845 / 1,845
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,845
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	708 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	294,969 159.87 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	251,588
Lot Value	105,960
Indicated Value	357,548 193.79 Per SqFt
Agland Value	
Site Improvements	22,524
Total Value	380,072 206.00 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.33	Total Misc Impr	+ 16,378				
Roofing Adj	+ 4.78	Garage Cost	+ 21,148				
Subfloor Adj	+ -2.28	Total RCN	= 273,465				
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 21,877				
Plumbing Adj	+ 8.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 251,588				
Adj Base Cost	= 127.88	Lot Value	+ 105,960				
Total Area	x 1,845	Indicated Value	= 357,548				
Adjusted Cost	= 235,939	Value Per SqFt	193.79				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130635	18x14		252	26.14		6,587
PRCH	SLAB PORCH - COVERED	130636	158		158	26.43		4,176
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



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Page 4

660020499

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x24x0			720
	Qual 2	Cond	Year 20160	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (32.93 x 720)	23,710	23,710	1,186	22,524