



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020505 <b>Parcel ID</b> 000000-00-0-00618-001-0011 <b>Cadastral ID</b> 24-21-16-03100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 347013 SCOTT, CHRISTOPHER & MEGAN  22506 S PONY LAKE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22506 E PONY LAKE DR <b>Subdivision</b> PONY LAKE ESTATES <b>Lot/Block</b> 0011 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 21 / 16 / 5 <b>Neighborhood</b> 1086 - R-V01-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28460696 -95.55158231																																																																																																																									
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Lot Data		Square-Foot - NBHD 1086 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.7537							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
	SIZE					0		
Method	Square-Foot							
Base Lot Value	119,951.00 x .90 = 107,658							
Factor Value								
Adjustments	1.0000							
Lot Value	107,658							
<b>Residential Data</b>				\\tsclient\T\TOMMY DUNLAP\New folder (130)\IMG_0047.JPG 1/10/2023				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% 1 1/2 Story Finished			<b>Multiple Regression</b>				
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test				
Base/Total Area	1,958 / 2,211			Adusted R 0.8445				
Style	100% 1 1/2 Story Finished			Indicated Value 233,629 105.67 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,958			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 1				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 223,980 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	420 Attached Garage - Unfinished 2 Stalls			Selected Approach Cost Approach				
Remodel				Improvements 165,803				
Year/Eff Age	1980 / 35			Lot Value 107,658				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 273,461 123.68 Per SqFt				
Base Cost	97.81	Total Misc Impr	+ 12,199	Agland Value				
Roofing Adj	+ 4.18	Garage Cost	+ 14,049	Site Improvements 6,600				
Subfloor Adj	+ -1.96	Total RCN	= 290,883	Total Value 280,061 126.67 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 125,080					
Plumbing Adj	+ 7.02	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 165,803					
Adj Base Cost	= 119.69	Lot Value	+ 107,658					
Total Area	x 2,211	Indicated Value	= 273,461					
Adjusted Cost	= 264,635	Value Per SqFt	123.68					
<b>Miscellaneous Improvements</b>								
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	50416		100	100	26.62		2,662
PATO	SLAB PORCH - OPEN	50417		456	456	8.60		3,922



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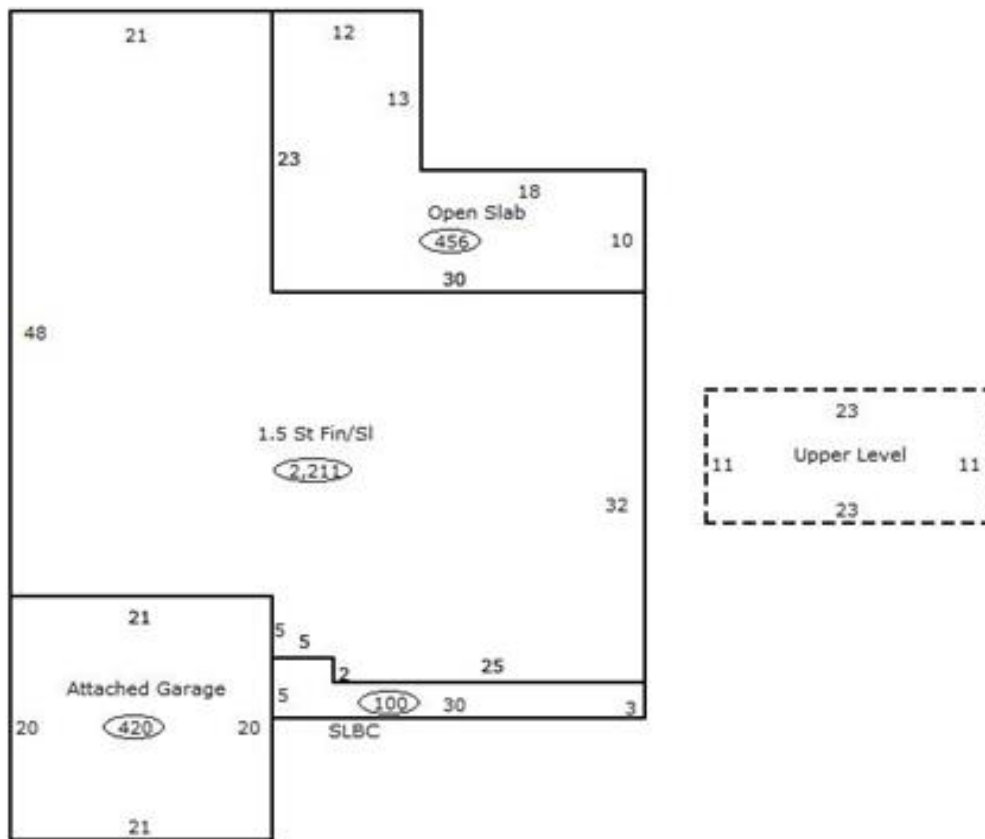
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Sketch Image

660020505



### 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	1,958	1.129	2,211
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PATO		13	Open Slab	456	1.000	456
5	U	^UL	Overhang	13	Upper Level	253	1.000	253
<b>Total Building Area</b>						1,958		2,211



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			138	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 138)		403		403	403	
	STF	STG FAIR	0x0x0			299	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 299)		1,399		1,399	1,049	350
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	18,750	6,250