



# 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> 660097764 <b>Parcel ID</b> 000000-00-0-00525-002-0019 <b>Cadastral ID</b> 05-21-17-01955 <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> 50674 PRATHER, JUDY LYNN  19404 MOUNTAIN LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19404 MOUNTAIN LN <b>Subdivision</b> MOUNTAIN MEADOWS <b>Lot/Block</b> 0019 / 0002 <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																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33245269 -95.51719429																																																																																																									
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 2.3799 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 103,667.00 x .90 = 93,131 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 93,131		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Rustic Log
<b>Base/Total Area</b>	1,600 / 1,600
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,600
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 42

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	162,713	101.70	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	220,750		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.47	<b>Total Misc Impr</b>	+ 4,577				
<b>Roofing Adj</b>	+ 3.74	<b>Garage Cost</b>	+ 13,023				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 191,424				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 52%)</b>	- 99,540				
<b>Plumbing Adj</b>	+ 3.13	<b>Lump Sums</b>	+ 7,788				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 99,672				
<b>Adj Base Cost</b>	= 108.64	<b>Lot Value</b>	+ 93,131				
<b>Total Area</b>	x 1,600	<b>Indicated Value</b>	= 192,803				
<b>Adjusted Cost</b>	= 173,824	<b>Value Per SqFt</b>	120.50				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	99,672		
<b>Lot Value</b>	93,131		
<b>Indicated Value</b>	192,803	120.50	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,099		
<b>Total Value</b>	194,902	121.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
SHLT	STORM SHELTER	0		1	2017	0.00		
WODC	WOOD DECK - COVERED	11565	269		269	28.95		7,788



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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	1	Slab	13	1 St/SI	1,600	1.000	1,600
2	G	1		13	Attached Garage	576	1.000	576
3	M	WODC		13	WODC	269	1.000	269
<b>Total Building Area</b>						1,600		1,600



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	MS	MECH SHED	30x17x0			510	
	Qual 2	Cond 2	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (5.85 x 510)		2,984		2,984	1,343	1,641
	LT	LEAN-TO	15x19x0			285	
	Qual 2	Cond 2	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 285)		832		832	374	458
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	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 (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
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