



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:34:07
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000602 Parcel ID 000000-00-0-00414-001-0001 Cadastral ID 01-21-16-00100 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 261626 WAGNER, MICHAEL K & DONNA R 15202 E KINGS RIDGE RD CLAREMORE OK 74017-0000 Parcel Location Situs 15202 E KINGSRIDGE RD Subdivision KINGS RIDGE ESTATE Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32306935 -95.55733515																																																																																																																									
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Date 04/17/2026
 Time 09:34:07
 Page 2

Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.1083	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	91,836.00 x .99 = 90,617	
Factor Value		
Adjustments	1.0000	
Lot Value	90,617	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,938 / 1,938
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,938
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	147,354	76.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	193,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.53	Total Misc Impr	+	2,683			
Roofing Adj	+ 4.29	Garage Cost	+				
Subfloor Adj	+ -1.11	Total RCN	=	241,910			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	111,279			
Plumbing Adj	+ 7.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	130,631			
Adj Base Cost	= 123.44	Lot Value	+	90,617			
Total Area	x 1,938	Indicated Value	=	221,248			
Adjusted Cost	= 239,227	Value Per SqFt		114.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,631		
Lot Value	90,617		
Indicated Value	221,248	114.16	Per SqFt
Agland Value			
Site Improvements	4,538		
Total Value	225,786	116.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1830	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	1831	29x8		232	9.48		2,199



Rogers

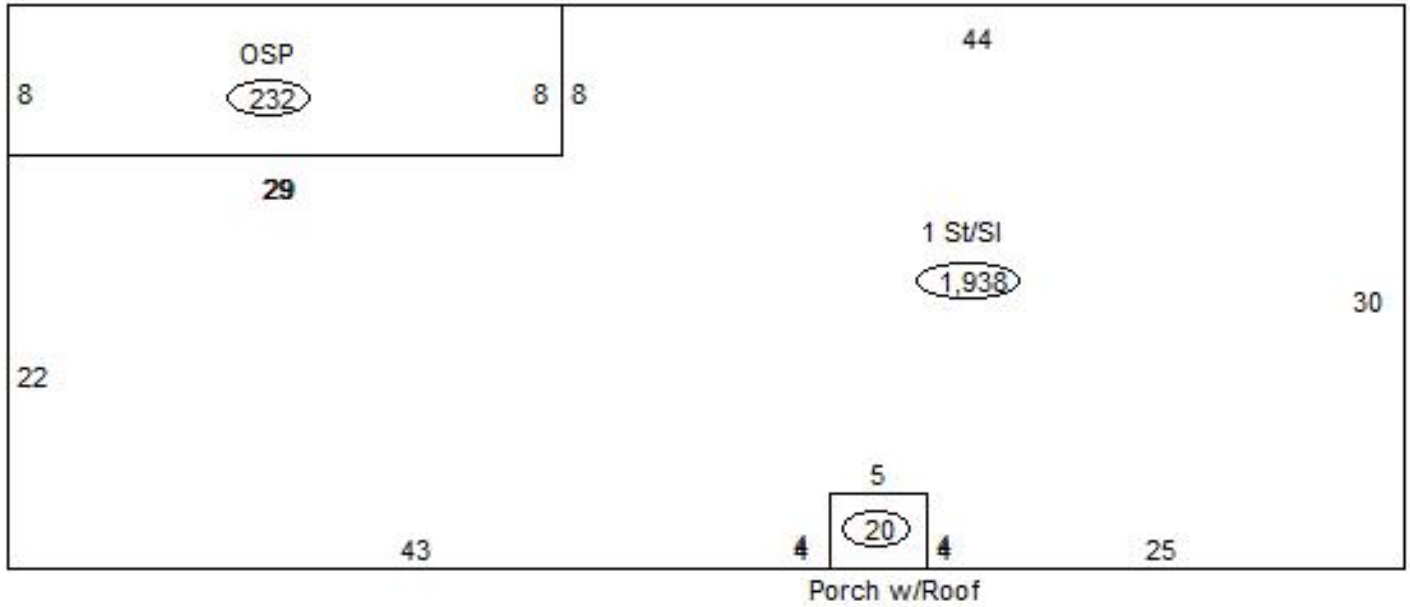
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 Time 09:34:07
 Page 3

Sketch Image

660000602



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,938	1.000	1,938
2	M	PRCH		13	SLBC	20	1.000	20
3	M	PATO		13	Open Slab	232	1.000	232
Total Building Area						1,938		1,938



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 Time 09:34:07
 Page 4

660000602

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			252	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
	Base Cost (4.68 x 252)		1,179		1,179	590	589
	LF	LOADING SHED	0x0x0			120	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
	Base Cost (4.26 x 120)		511		511	281	230
	CPDT	CARPORT - DETACHED	20x40x0			800	
	Qual	3	Cond 3	Year		Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
	Base Cost (10.33 x 800)		8,264		8,264	4,545	3,719