



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660000605 Parcel ID 000000-00-0-00414-001-0004 Cadastral ID 01-21-16-00130 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 325399 GLAD, RANDY D & VICTORIA L 19885 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19885 S 4180 RD Subdivision KINGS RIDGE ESTATE Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p style="text-align: right; color: orange;">02/21/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_007; 2/22/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.32306146 -95.56052328 LOT 4 BLOCK 1 KINGS RIDGE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.1507		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	93,685.00 x .97 = 90,709		
Factor Value			
Adjustments	0.8000		
Lot Value	72,567		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_007; 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	2,115 / 2,115
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,115
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1972 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	296,960	140.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	355,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.47	Total Misc Impr	+	24,310			
Roofing Adj	+ 5.22	Garage Cost	+	17,489			
Subfloor Adj	+ -3.58	Total RCN	=	314,232			
Heat/Cool Adj	+ 14.47	Depreciation (34%)	-	106,839			
Plumbing Adj	+ 6.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	207,393			
Adj Base Cost	= 128.81	Lot Value	+	72,567			
Total Area	x 2,115	Indicated Value	=	279,960			
Adjusted Cost	= 272,433	Value Per SqFt		132.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,393		
Lot Value	72,567		
Indicated Value	279,960	132.37	Per SqFt
Agland Value			
Site Improvements	58,519		
Total Value	338,479	160.04	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	6,429.63		6,430
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PRCH	SLAB PORCH - COVERED	1843	8x8		64	29.33		1,877
PATO	SLAB PORCH - OPEN	121449	18x11		198	11.91		2,358
PRCH	SLAB PORCH - COVERED	144973	18x14		252	28.63		7,215



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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	1,758	1.000	1,758
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	64	1.000	64
4	R	1	Slab	13	1 St/SI	357	1.000	357
5	M	PATO		13	Open Slab	198	1.000	198
6	M	PRCH		13	SLBC	252	1.000	252
Total Building Area						2,115		2,115



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	LEAN TO - ATTACHED	20x20x0			400	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (8.64 x 400)		3,456		3,456	1,797	1,659
	UTIL	SHOP BUILDING	0x0x0			2,400	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (26.95 x 2,400)		64,680		64,680	16,170	48,510
	GA	GAZEBO AVG	0x0x0			1	
	Qual	3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (8,350.00 x 1)		8,350		8,350		8,350
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						