



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:05:25
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Assessment Data					Primary Image																																																																																																																				
Account 660000611 Parcel ID 000000-00-0-00417-001-0002 Cadastral ID 01-21-16-00190 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 93704 SCOBAY, MICHAEL R 19666 S KINGSBURY RD CLAREMORE OK 74017-0000 Parcel Location Situs 19666 S KINGSBURY RD Subdivision KINGS RIDGE ESTS 2 Lot/Block 0002 / 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>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_0071 2/22/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.32427642 -95.56054519 LOT 2 BLOCK 1 KINGS RIDGE EST. 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1366 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 49,509.00 x 1.79 = 88,500 Factor Value Adjustments 1.0000 Lot Value 88,500		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Stone 85% Frame, Siding, Wood
Base/Total Area	949 / 1,985
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	949
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 34



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_0071 2/22/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	206,302	103.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	4,830		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.09	Total Misc Impr	+ 10,365				
Roofing Adj	+ 2.42	Garage Cost	+ 13,810				
Subfloor Adj	+ -0.64	Total RCN	= 233,454				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 102,720				
Plumbing Adj	+ 7.09	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 130,734				
Adj Base Cost	= 105.43	Lot Value	+ 88,500				
Total Area	x 1,985	Indicated Value	= 219,234				
Adjusted Cost	= 209,279	Value Per SqFt	110.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,734		
Lot Value	88,500		
Indicated Value	219,234	110.45	Per SqFt
Agland Value			
Site Improvements	4,800		
Total Value	224,034	112.86	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	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2011	0.00		
PRCH	SLAB PORCH - COVERED	1868	7x6		42	24.14		1,014
PRCH	SLAB PORCH - COVERED	1869	18x10		180	23.64		4,255



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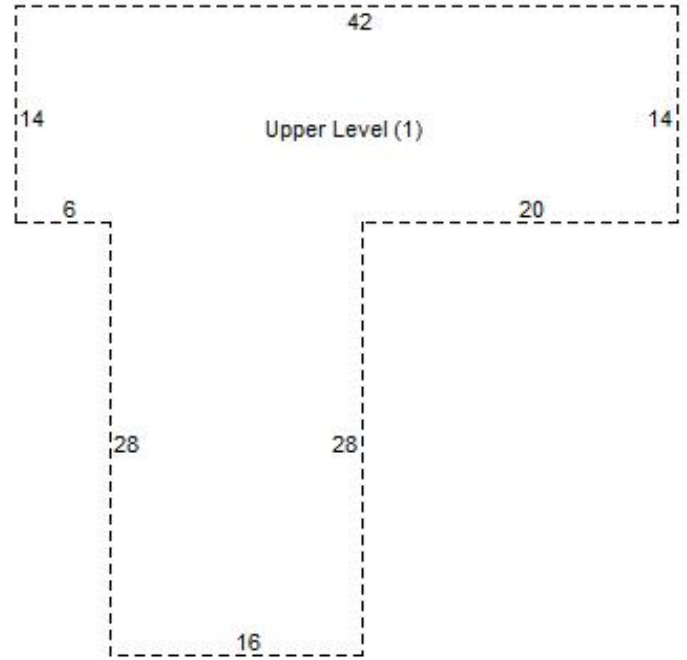
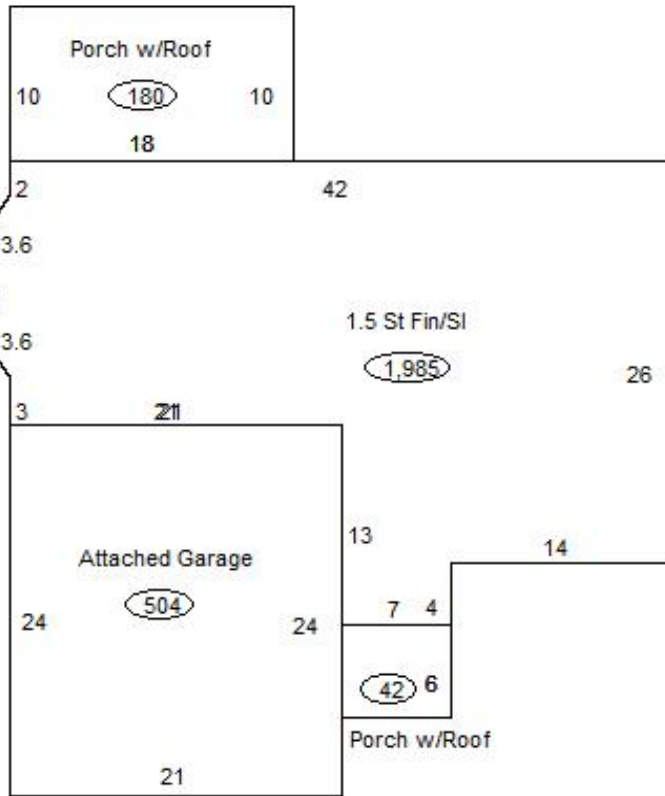
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	949	2.092	1,985
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL		13	Upper Level (1)	1,036	1.000	1,036
Total Building Area						949		1,985



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 600)		9,600	9,600	4,800	4,800
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					