



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:15:02
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Assessment Data					Primary Image																																																																																																																				
Account 660000613 Parcel ID 000000-00-0-00417-001-0004 Cadastral ID 01-21-16-00210 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 93914 BROWN, GARY LEE & E EDITH 19604 S KINGSBURY RD CLAREMORE OK 74017-0000 Parcel Location Situs 19604 S KINGSBURY RD Subdivision KINGS RIDGE ESTS 2 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																																																																																																																									
Legal Description Lot/Long: 36.32518346 -95.56053813 LOT 4 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	1.1072	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	48,230.00 x 1.83 = 88,437	
Factor Value		
Adjustments	1.0000	
Lot Value	88,437	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Vinyl
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,600
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_0081 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	162,328	101.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	150,890		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.76	Total Misc Impr	+	7,703			
Roofing Adj	+ 4.27	Garage Cost	+	12,487			
Subfloor Adj	+ -1.15	Total RCN	=	223,630			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	100,634			
Plumbing Adj	+ 8.80	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,996			
Adj Base Cost	= 127.15	Lot Value	+	88,437			
Total Area	x 1,600	Indicated Value	=	211,433			
Adjusted Cost	= 203,440	Value Per SqFt		132.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,996		
Lot Value	88,437		
Indicated Value	211,433	132.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	211,433	132.15	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
PRCH	SLAB PORCH - COVERED	1876	13x5		65	24.06		1,564
PATO	SLAB PORCH - OPEN	144975	16x6		96	10.86		1,043



Rogers

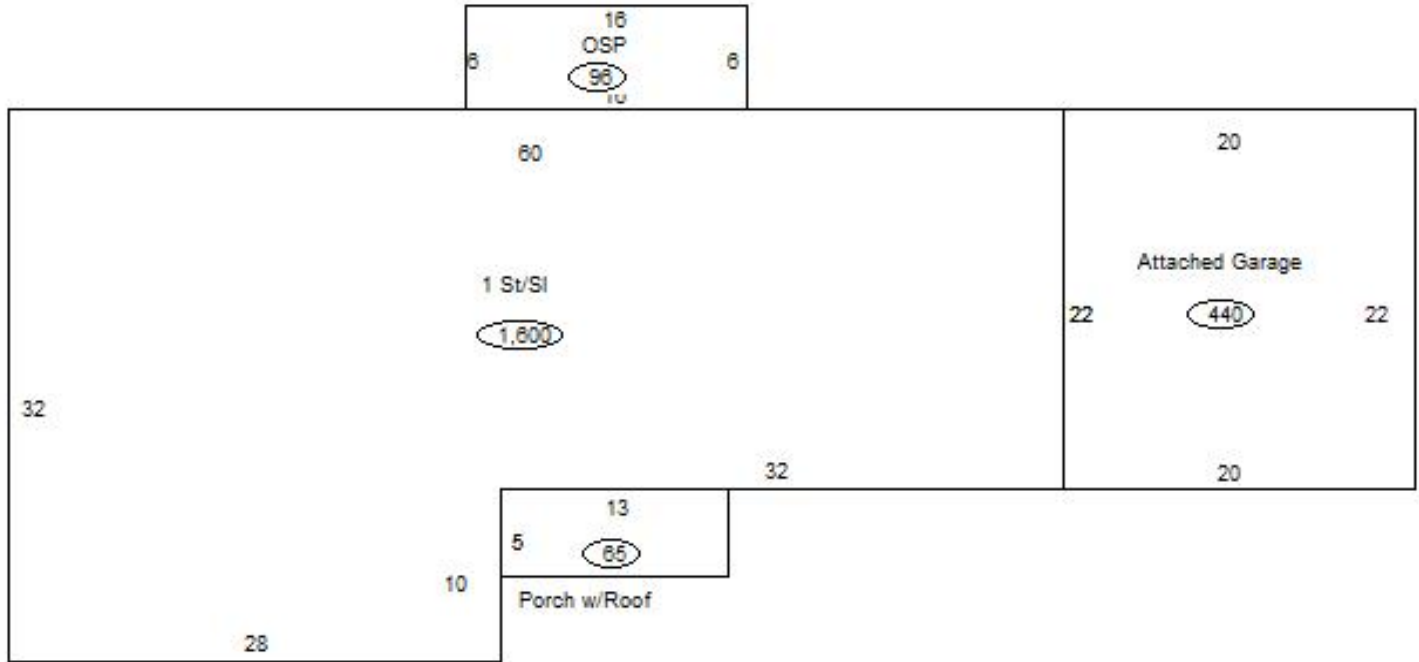
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Sketch Image

660000613



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,600	1.000	1,600
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,600		1,600