



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:15:04  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000619 <b>Parcel ID</b> 000000-00-0-00417-002-0002 <b>Cadastral ID</b> 01-21-16-00270 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 271564 BLAIR, MICHEL D  19672 S RIDGEMONT DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19672 S RIDGEMONT DR <b>Subdivision</b> KINGS RIDGE ESTS 2 <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32428105 -95.55831967 LOT 2 BLOCK 2 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	1.1197	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	48,776.00 x 1.81 = 88,464	
Factor Value		
Adjustments	1.0000	
Lot Value	88,464	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



\\tsclient\TLOGAN\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	
Adjusted R	0.8445		
Indicated Value	197,844	129.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	184,630		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.05	Total Misc Impr	+	8,913			
Roofing Adj	+ 4.49	Garage Cost	+	15,316			
Subfloor Adj	+ -1.15	Total RCN	=	217,101			
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	-	97,695			
Plumbing Adj	+ 9.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	119,406			
Adj Base Cost	= 126.06	Lot Value	+	88,464			
Total Area	x 1,530	Indicated Value	=	207,870			
Adjusted Cost	= 192,872	Value Per SqFt		135.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,406		
Lot Value	88,464		
Indicated Value	207,870	135.86	Per SqFt
Agland Value			
Site Improvements	27,657		
Total Value	235,527	153.94	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	1898	9x7		63	24.07		1,516
PRCH	SLAB PORCH - COVERED	1899	12x8		96	23.97		2,301



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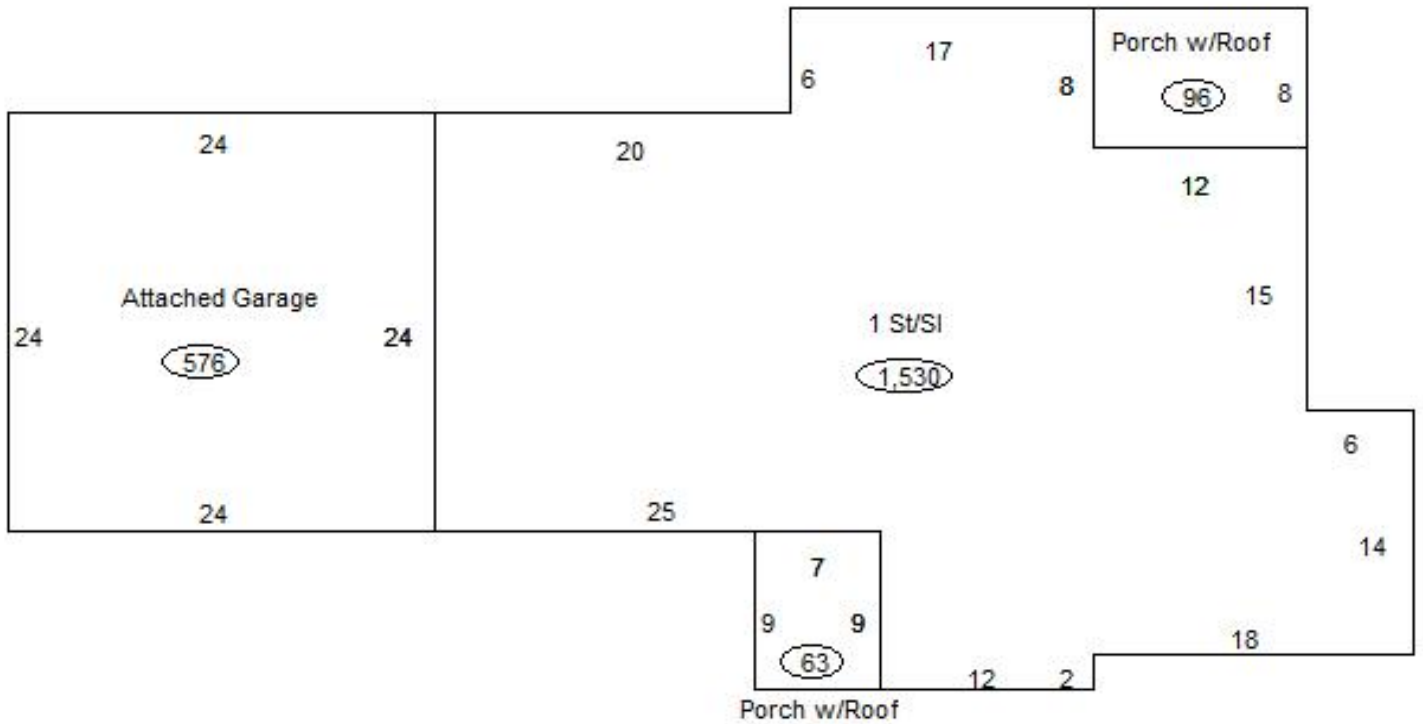
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,530	1.000	1,530
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PRCH		13	SLBC	96	1.000	96
<b>Total Building Area</b>						1,530		1,530



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (31.28 x 960) 30,029		<b>Modifier Total</b>	<b>RCN</b> 30,029	<b>Depr (10% Phys/ % Func)</b> 3,003	<b>RCNLD</b> 27,026
	LT	LEAN-TO	0x0x0			240
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 240) 701		<b>Modifier Total</b>	<b>RCN</b> 701	<b>Depr (10% Phys/ % Func)</b> 70	<b>RCNLD</b> 631