



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:15:08
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Assessment Data					Primary Image																																																																																																																				
Account 660000621 Parcel ID 000000-00-0-00417-002-0004 Cadastral ID 01-21-16-00290 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 260464 PETERSON, RORY D & CHERI A 19606 S RIDGEMONT DR CLAREMORE OK 74017-0000 Parcel Location Situs 19606 S RIDGEMONT DR Subdivision KINGS RIDGE ESTS 2 Lot/Block 0004 / 0002 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: 36.32520184 -95.55835894 LOT 4 BLOCK 2 KINGS RIDGE EST. 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1229		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	48,914.00 x 1.81 = 88,471		
Factor Value			
Adjustments	1.0000		
Lot Value	88,471		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_008 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,488 / 1,488
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,488
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,876	120.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	22,630 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.62	Total Misc Impr	+ 5,666				
Roofing Adj	+ 4.42	Garage Cost	+ 13,854				
Subfloor Adj	+ -1.16	Total RCN	= 209,716				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 62,915				
Plumbing Adj	+ 9.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 146,801				
Adj Base Cost	= 127.82	Lot Value	+ 88,471				
Total Area	x 1,488	Indicated Value	= 235,272				
Adjusted Cost	= 190,196	Value Per SqFt	158.11				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,801		
Lot Value	88,471		
Indicated Value	235,272	158.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,272	158.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1906	10x3		30	24.17		725
PRCH	SLAB PORCH - COVERED	1907	21x10		210	23.53		4,941



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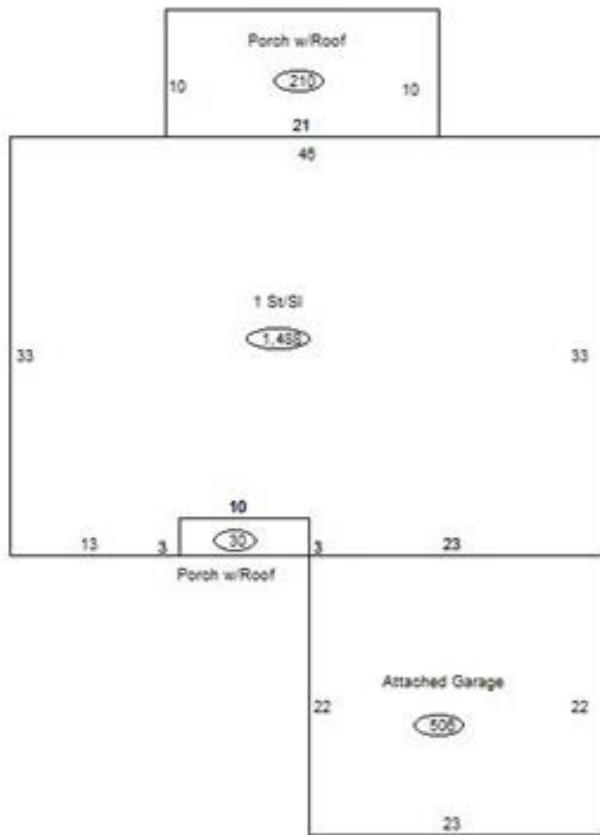
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Sketch Image

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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/Sl	1,488	1.000	1,488
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	210	1.000	210
Total Building Area						1,488		1,488



Rogers

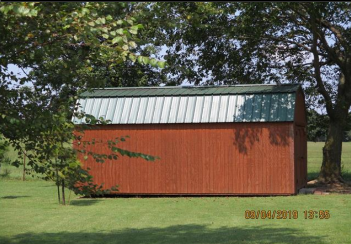
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				