



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:15:10  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000622 <b>Parcel ID</b> 000000-00-0-00417-002-0005 <b>Cadastral ID</b> 01-21-16-00300 <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> 95054 PHILLIPS, RONALD CURTIS & DARLENE MARIE-TRUSTEES PHILLIPS FAMILY TRUST 19615 S RIDGEMONT DR CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 19615 S RIDGEMONT DR <b>Subdivision</b> KINGS RIDGE ESTS 2 <b>Lot/Block</b> 0005 / 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: 36.32520252 -95.55713994					<b>Building Permits</b>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1128		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	48,476.00 x 1.82 = 88,449		
Factor Value			
Adjustments	1.0000		
Lot Value	88,449		



\\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	100% Veneer, Masonry
Base/Total Area	1,550 / 1,550
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,550
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	570 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,328	110.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	101,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.63	Total Misc Impr	+	6,827			
Roofing Adj	+ 4.38	Garage Cost	+	15,191			
Subfloor Adj	+ -1.15	Total RCN	=	219,504			
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	-	98,777			
Plumbing Adj	+ 9.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,727			
Adj Base Cost	= 127.41	Lot Value	+	88,449			
Total Area	x 1,550	Indicated Value	=	209,176			
Adjusted Cost	= 197,486	Value Per SqFt		134.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,727		
Lot Value	88,449		
Indicated Value	209,176	134.95	Per SqFt
Agland Value			
Site Improvements	450		
Total Value	209,626	135.24	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	1910	12x6		72	24.04		1,731



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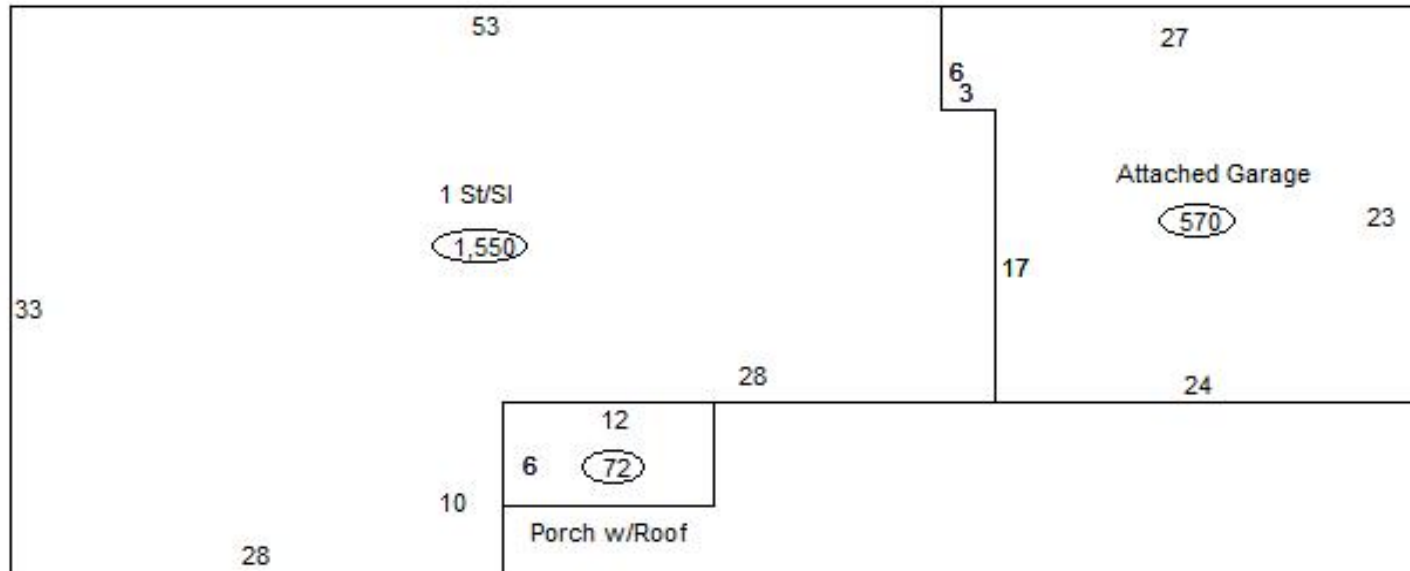
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### Sketch Image

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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	1,550	1.000	1,550
2	G	1		13	Attached Garage	570	1.000	570
3	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						1,550		1,550



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR				120
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)	562		562	112



CP	DESCRIPTION	Dimensions	Floor	Roofing	Total Units
CP	CARPORT DIRT	0x0x0			450
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (3.50 x )				