




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																									
Account 660087518 Parcel ID 21N17E-17-3-00000-000-0000 Cadastral ID 17-21-17-00910 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 330285 PARA, ANTHONY J 17445 E ROCKY RIDGE RD CLAREMORE OK 74019-0000 Parcel Location Situs 17445 E ROCKY RIDGE RD Subdivision Lot/Block / Parcel Size 16.13 - Acres Sec/Twn/Rng 17 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS	 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2021-05-05\IMG_0005.JPG 5/17/2021</p>																									
Legal Description Lat/Long: 36.29370622 -95.52014407 W 125 S 612.7' OF SE/4 SE/4 SW/4 & S 612.7' OF SW/4 SE/4 SW/4 & S 612.7' S/2 SW/4 SW/4 LESS 900' THEREOF & LESS .67 AC M/L DESC AS: COMM SW/C OF S2 SW SW N89-53-11E ALG S/L THEREOF, 900' TO POB; N 415.03'; E 113.42'; S11-54-18W 422.45' TO S/L; TH W 27' TO POB.	Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>CV22</td> <td>CV23 POSS MED MARI GROWER</td> <td>03/2022</td> <td>09/2022</td> <td></td> </tr> <tr> <td>R20</td> <td>R22-POSS MED MARI GROWER PER E</td> <td>09/2020</td> <td>05/2021</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	CV22	CV23 POSS MED MARI GROWER	03/2022	09/2022		R20	R22-POSS MED MARI GROWER PER E	09/2020	05/2021											
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CV22	CV23 POSS MED MARI GROWER	03/2022	09/2022																							
R20	R22-POSS MED MARI GROWER PER E	09/2020	05/2021																							
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>500</td> <td>500</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	500	500	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>WRONA, RON & PATSY</td> <td>03/03/2020</td> <td>545,000</td> <td>YES</td> </tr> <tr> <td>1731/24</td> <td>MUNDAY, MICHAEL L &</td> <td>11/21/2005</td> <td>140,000</td> <td>11</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	WRONA, RON & PATSY	03/03/2020	545,000	YES	1731/24	MUNDAY, MICHAEL L &	11/21/2005	140,000	11
Code	Type	Active	Maximum	Exemption																						
H	Homestead	Yes	500	500																						
Bk/Pg	Grantor	Date	Price	Code																						
/	WRONA, RON & PATSY	03/03/2020	545,000	YES																						
1731/24	MUNDAY, MICHAEL L &	11/21/2005	140,000	11																						

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2021	Land Value	2,323	2,245	11%	247	Assessed	59,231	4,919.13
Year Frozen	0	Improvements	612,954	536,221		58,984	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	500	-41.00
TIF Project ID	0	Total Value	615,277	538,466		59,231	Total Taxable	58,731	4,878.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660087518	PARA, ANTHONY J	5	529,347	500	57,006	4,734.00	
2024	2024-660087518	PARA, ANTHONY J	5	535,249	500	55,332	4,617.00	
2023	2023-660087518	PARA, ANTHONY J	5	492,774	500	53,705	4,472.00	
2022	2022-660087518	PARA, ANTHONY J	5	615,040	500	67,155	5,586.00	
2021	2021-660087518	PARA, ANTHONY J	5	543,230	500	59,256	5,027.00	
2020	2020-660087518	PARA, ANTHONY J	5	287,748	1000	30,126	2,550.00	
2019	2019-660087518	WRONA, RON & PATSY	5	274,718	1000	29,219	2,530.00	
2018	2018-660087518	WRONA, RON & PATSY	5	282,659	1000	30,093	2,609.00	
2017	2017-660087518	WRONA, RON & PATSY	5	281,186	1000	29,736	2,425.00	
2016	2016-660087518	WRONA, RON & PATSY	5	273,658	1000	28,841	2,460.00	
2015	2015-660087518	WRONA, RON & PATSY	5	264,662	1000	27,971	2,363.00	
2014	2014-660087518	WRONA, RON & PATSY	5	267,177	1000	27,128	2,328.00	
2013	2013-660087518	WRONA, RON & PATSY	5	248,254	1000	26,308	2,292.00	



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	EXEC EXCEPTIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,528 / 2,528
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,528
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	865 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2009 / 8

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adjusted R Indicated Value

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	155.40	Total Misc Impr	+ 15,362	Roofing Adj	+ 6.57	Garage Cost	+ 55,723
Subfloor Adj	+ -4.59	Total RCN	= 544,124	Heat/Cool Adj	+ 18.45	Depreciation (8%)	- 43,530
Plumbing Adj	+ 11.29	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 500,594
Adj Base Cost	= 187.12	Lot Value	+ 500,594	Total Area	x 2,528	Indicated Value	= 500,594
Adjusted Cost	= 473,039	Value Per SqFt	198.02	Adjusted Cost	= 473,039	Value Per SqFt	198.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	500,594		
Lot Value		500,594	198.02 Per SqFt
Indicated Value	500,594		
Agland Value	2,323		
Site Improvements	63,426		
Total Value	566,343	224.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	107353	320		320	35.86		11,475
PRCH	SLAB PORCH - COVERED	107354	5x4		20	37.27		745
PATO	SLAB PORCH - OPEN	107355	10x8		80	16.05		1,284
PRCH	SLAB PORCH - COVERED	107356	10x5		50	37.16		1,858



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	44x50x12	Dirt	Formed Metal	2,200
	Qual 4	Cond 4	Year 2015	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (30.39 x 2,200)		66,858	66,858	8,692	58,166
	LNT0	Lean To - Attached	12x50x10	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (7.69 x 600)		4,614	4,614	1,984	2,630
	LNT0	Lean To - Attached	12x50x10	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (7.69 x 600)		4,614	4,614	1,984	2,630
	GRC	APARTMENT GARAGES, DETACHED	0x0x0			
	Qual 3	Cond 3	Year 0	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ 0% Func)	RCNLD
	Base Cost (25.86 x)					



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model 4 NBHD 2117 #1</p> <p>Value Method Square-Foot</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 48,934</p> <p>Total Improvement Value 48,934</p> <p>Land Value</p> <p>Cost Approach Value 48,934</p>	<p>Image Information</p> <p>Image ID 958531</p> <p>Image Date 5/17/2021</p> <p>Name IMG_0005.JPG</p> <p>Description \\tsclient\T\TOM\COMMERCIAL PICS\2021-05-05\IMG_0005.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 549,528</p> <p>Land Value</p> <p>Total Appraised Value 48,934</p>	



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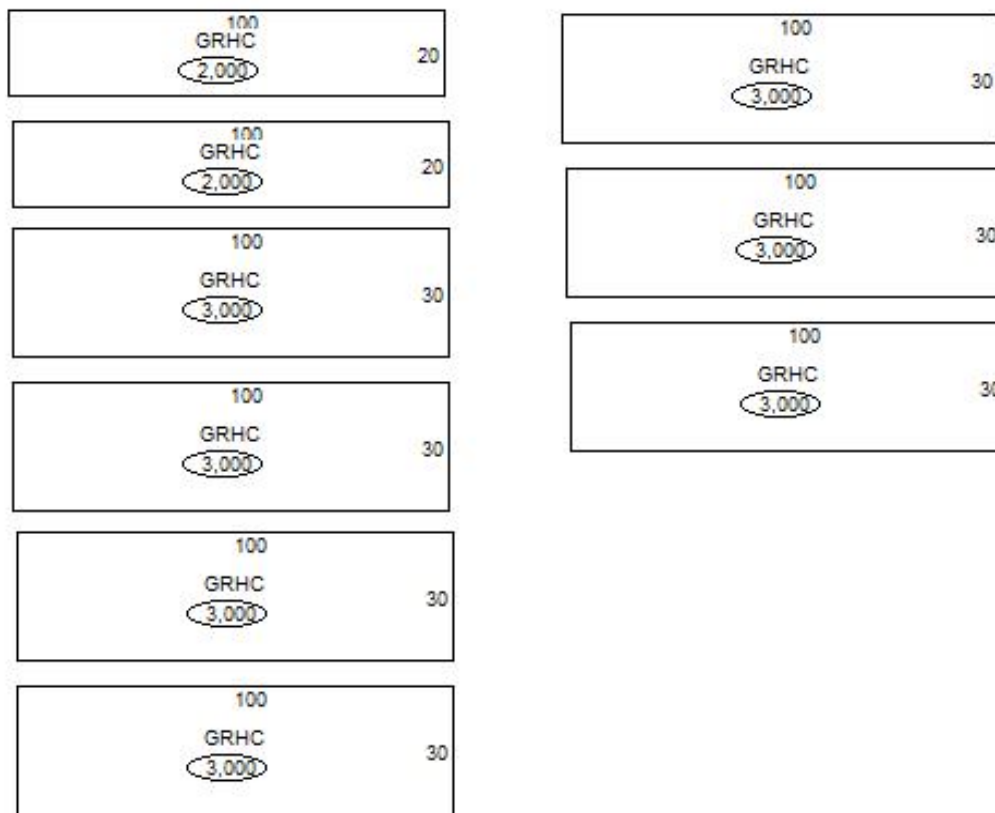
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	GRHC		50	GRHC	2,000	1.000	2,000
2	O	GRHC		50	GRHC	2,000	1.000	2,000
3	O	GRHC		50	GRHC	3,000	1.000	3,000
4	O	GRHC		50	GRHC	3,000	1.000	3,000
5	O	GRHC		50	GRHC	3,000	1.000	3,000
6	O	GRHC		50	GRHC	3,000	1.000	3,000
7	O	GRHC		50	GRHC	3,000	1.000	3,000
8	O	GRHC		50	GRHC	3,000	1.000	3,000
9	O	GRHC		50	GRHC	3,000	1.000	3,000

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRHC	GREENHOUSE - COMMERCIAL	100x20x8			2,000
Qual	1	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.35 x 2,000)				8,700	4,785	3,915
	GRHC	GREENHOUSE - COMMERCIAL	100x20x8			2,000
Qual	1	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.35 x 2,000)				8,700	4,785	3,915
	GRHC	GREENHOUSE - COMMERCIAL	100x30x8			3,000
Qual	1	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.35 x 3,000)				13,050	7,178	5,872
	GRHC	GREENHOUSE - COMMERCIAL	100x30x8			3,000
Qual	1	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
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GRHC	GREENHOUSE - COMMERCIAL	100x30x8							3,000
Qual	1	Cond	3	Year	2021	Eff Age	4		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD				
Base Cost (4.35 x 3,000)			13,050	7,178	5,872				
GRHC	GREENHOUSE - COMMERCIAL	100x30x8			3,000				
Qual	1	Cond	3	Year	2021	Eff Age	4		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.35 x 3,000)			13,050	7,178	5,872

Total Site Improvement Value 48,934



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			16.130	144	144	2,323	2,323
NTV PST Totals						16.130			2,323	2,323
Total Agland						16.130			2,323	2,323