




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:48:03
Page 1

Assessment Data					Primary Image																																																																												
Account 660101909 Parcel ID 21N17E-20-2-00000-000-0001 Cadastral ID 20-21-17-00212 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 31604 WRONA, RON & PATSY 22038 S ROCKY RIDGE PL CLAREMORE OK 74019-0000 Parcel Location Situs 22038 S ROCKY RIDGE PL Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 20 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660101909 12/15/25</p> <p>660101909_003.JPG 12/16/2025</p>																																																																												
Legal Description Lat/Long: 36.29248494 -95.51909368 TR DESC 2018-012830 AS COMM NW/C NW; N90E 1595' TO POB; N90E 405'; S00.1149W 267.65'; S90W 408.70'; N00.5920E 267.69' TO POB																																																																																	
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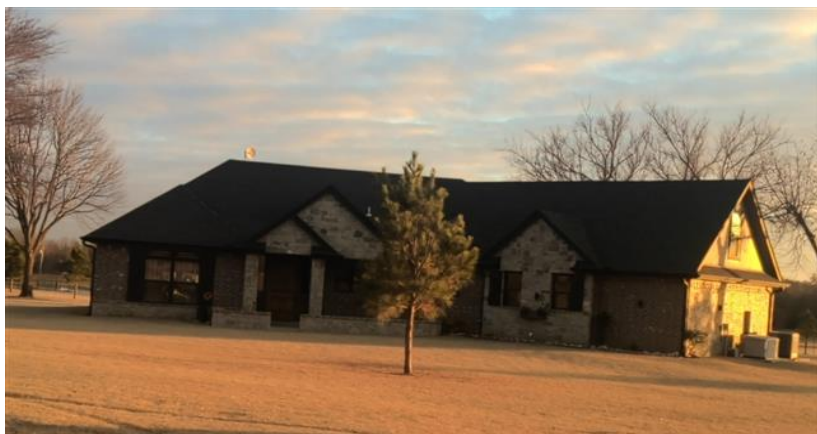


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Date 04/18/2026
Time 09:48:03
Page 2

Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.7121 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 118,141.00 x .41 = 48,325 Factor Value Adjustments 1.6208 Lot Value 78,325		 <p>660101909 12/15/25</p> <p>660101909_003.JPG 12/16/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,555 / 1,555
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,555
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	769 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2021 / 3

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 327,230 210.44 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	123.94	Total Misc Impr	+ 21,218	Roofing Adj	+ 6.37	Garage Cost	+ 43,764
Subfloor Adj	+ -4.91	Total RCN	= 303,612	Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 9,108
Plumbing Adj	+ 11.75	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 294,504
Adj Base Cost	= 153.46	Lot Value	+ 78,325	Total Area	x 1,555	Indicated Value	= 372,829
		Value Per SqFt	239.76	Adjusted Cost	= 238,630		

Value Reconciliation
Selected Approach Cost Approach Improvements 294,504 Lot Value 78,325 Indicated Value 372,829 239.76 Per SqFt Agland Value Site Improvements 20,596 Total Value 393,425 253.01 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	7,243.87		7,244
GENR	Generator - Residential Standby	0		1	1	3,808.00		3,808
PRCH	Porch	151639	160		160	32.50		5,200
PRCH	Porch	151640	16x5		80	32.94		2,635
PATO	Patio - Open	151641	172		172	13.55		2,331



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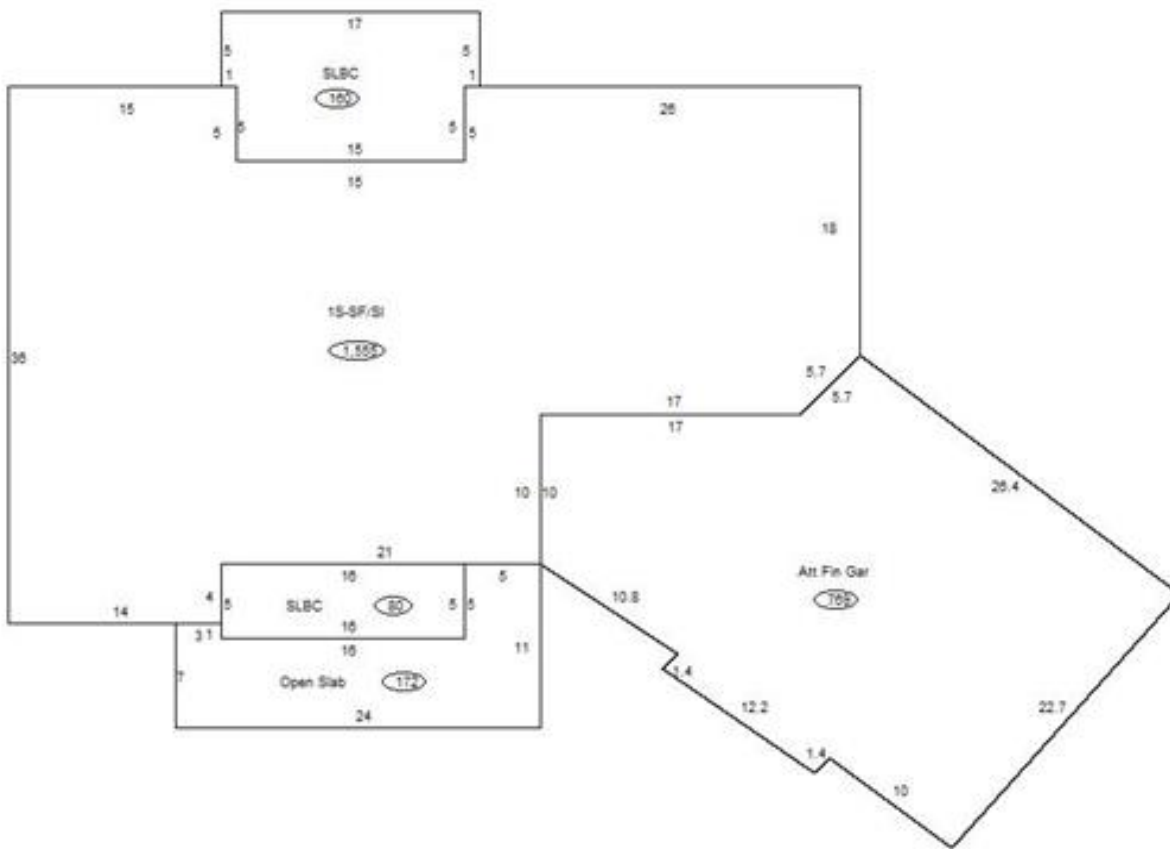
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Page 3

Sketch Image

660101909



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,555	1.000	1,555
2	G	5		10	Att Fin Gar	769	1.000	769
3	M	PRCH		10	SLBC	160	1.000	160
4	M	PRCH		10	SLBC	80	1.000	80
5	M	PATO		10	Open Slab	172	1.000	172
Total Building Area						1,555		1,555



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Page 4

660101909

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	35x24x10	Concrete	Formed Metal	840
	Qual 3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
Base Cost (27.55 x 840)		23,142	23,142	2,546		20,596