



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 660102266 Parcel ID 00000-0-0-0000944-001-0001 Cadastral ID 01-21-16-02300 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 334219 PATTERSON, PHILLIP L 19980 S WIND RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19980 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																	
Legal Description Lot/Long: 36.32213051 -95.55170972																																																																	
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7869		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	34,279.00 x 1.50 = 51,419		
Factor Value			
Adjustments	1.0615		
Lot Value	54,583		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_000 2/21/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,008 / 2,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,008
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	768 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	301,735	150.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	269,650		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.40	Total Misc Impr	+ 4,959
Roofing Adj	+ 4.69	Garage Cost	+ 28,677
Subfloor Adj	+ -2.19	Total RCN	= 291,202
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 11,648
Plumbing Adj	+ 5.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 279,554
Adj Base Cost	= 128.27	Lot Value	+ 54,583
Total Area	x 2,008	Indicated Value	= 334,137
Adjusted Cost	= 257,566	Value Per SqFt	166.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,554		
Lot Value	54,583		
Indicated Value	334,137	166.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	334,137	166.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152440	7x5		35	26.82		939
PRCH	Slab Porch - Covered	152441	19x8		152	26.45		4,020



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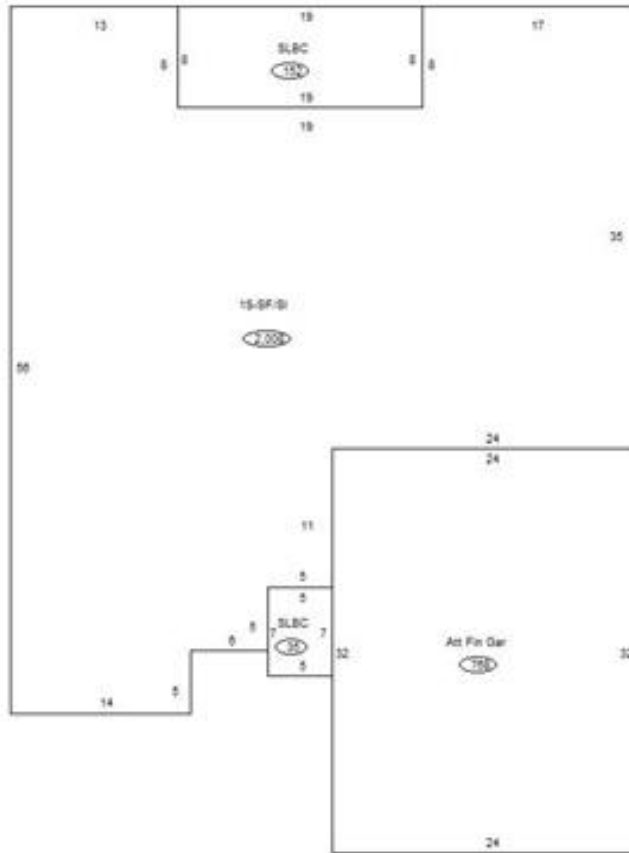
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Sketch Image

660102266



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,008	1.000	2,008
2	G	5		10	Att Fin Gar	768	1.000	768
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	152	1.000	152
Total Building Area						2,008		2,008