



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:53:13
Page 1

Assessment Data					Primary Image																																																												
Account 660102267 Parcel ID 00000-0-0-0000944-001-0002 Cadastral ID 01-21-16-02310 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 349588 GREEN, MARK & ANGELA T 19962 S WIND RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19962 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0002 / 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: 36.32247427 -95.55166978																																																																	
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>R22 222</td> <td>R23 NEW SFR 2406 SQ FT</td> <td>05/2022</td> <td>12/2022</td> <td>320,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 222	R23 NEW SFR 2406 SQ FT	05/2022	12/2022	320,000																																														
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7741		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	33,720.00 x 1.50 = 50,580		
Factor Value			
Adjustments	1.8868		
Lot Value	95,434		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,292 / 2,292
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,292
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	840 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	388,359	169.44	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	113.41	Total Misc Impr	+ 20,146
Roofing Adj	+ 5.88	Garage Cost	+ 47,804
Subfloor Adj	+ -4.62	Total RCN	= 383,008
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 11,490
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 371,518
Adj Base Cost	= 137.46	Lot Value	+ 95,434
Total Area	x 2,292	Indicated Value	= 466,952
Adjusted Cost	= 315,058	Value Per SqFt	203.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	371,518		
Lot Value	95,434		
Indicated Value	466,952	203.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	466,952	203.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156090	8x6		48	33.04		1,586
PRCH	Slab Porch - Covered	156091	374		374	31.71		11,860
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700

