



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:53:16
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Assessment Data				Primary Image																																																													
Account 660102269 Parcel ID 00000-0-0-0000944-001-0004 Cadastral ID 01-21-16-02330 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 331400 OSBORN, MATTHEW LEONARD & CHRISTINA & BETSY J JOHNSON 19920 S WIND RIDGE DR CLAREMORE OK 74017-0000																																																																	
Parcel Location Situs 19920 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0004 / 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: 36.32317500 -95.55168632 LOT 4 BLOCK 1 WIND RIDGE AMD				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>R19 000457</td> <td>R21- NEW 2134 SQ FT SFR</td> <td>01/2020</td> <td>08/2020</td> <td>170,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R19 000457	R21- NEW 2134 SQ FT SFR	01/2020	08/2020	170,000																																														
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7907		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	34,445.00 x 1.50 = 51,668		
Factor Value			
Adjustments	1.0000		
Lot Value	51,668		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,142 / 2,142
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,142
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	696 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	302,416	141.18 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	317,940	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	299,905		
Lot Value	51,668		
Indicated Value	351,573	164.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	351,573	164.13	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.28	Total Misc Impr	+	17,141
Roofing Adj	+ 4.55	Garage Cost	+	20,838
Subfloor Adj	+ -2.43	Total RCN	=	315,689
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	15,784
Plumbing Adj	+ 11.61	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	299,905
Adj Base Cost	= 129.65	Lot Value	+	51,668
Total Area	x 2,142	Indicated Value	=	351,573
Adjusted Cost	= 277,710	Value Per SqFt		164.13

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	1	0.00		
PRCH	SLAB PORCH - COVERED	146325	31x12		372	25.76		9,583
PATO	SLAB PORCH - OPEN	146326	10x4		40	11.48		459
PRCH	SLAB PORCH - COVERED	146327	52		52	26.77		1,392
PATO	SLAB PORCH - OPEN	146328	4x2		8	11.48		92
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615

