



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:53:18
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Assessment Data				Primary Image																																																																											
Account 660102270 Parcel ID 00000-0-0-0000944-001-0005 Cadastral ID 01-21-16-02340 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 347607 CORNELISON, CAROL REVOCABLE TRUST 19882 WIND RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19882 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS				<p>\\tsclient\T\BUFFY\BUFFY NEW CONST\08102020\IMG_0004.JPG 8/10/2020</p>																																																																											
Legal Description Lot/Long: 36.32351321 -95.55165624 LOT 5 BLOCK 1 WIND RIDGE AMD																																																																															
Exemptions				Building Permits																																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																								
2025	2025-660102270	CORNELISON, CAROL	93	383,770	0	42,214	3,928.00																																																																								
2024	2024-660102270	CORNELISON, DELORES CAROL	93	400,000	0	44,000	4,376.00																																																																								
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2022	2022-660102270	LOETZER, ROBERT D	93	339,626	0	34,784	3,450.00																																																																								
2021	2021-660102270	LOETZER, ROBERT D	93	301,164	0	33,128	3,340.00																																																																								
2020	2020-660102270	LOETZER, ROBERT D	93	8,800	0	968	95.00																																																																								



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7911		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	34,459.00 x 1.50 = 51,689		
Factor Value			
Adjustments	1.1577		
Lot Value	59,839		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,293 / 2,293
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,293
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	774 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	
Adusted R	0.8445		
Indicated Value	348,636	152.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	400,000		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.47	Total Misc Impr	+ 16,803
Roofing Adj	+ 5.22	Garage Cost	+ 28,801
Subfloor Adj	+ -3.40	Total RCN	= 351,742
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 17,587
Plumbing Adj	+ 7.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 334,155
Adj Base Cost	= 133.51	Lot Value	+ 59,839
Total Area	x 2,293	Indicated Value	= 393,994
Adjusted Cost	= 306,138	Value Per SqFt	171.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	334,155		
Lot Value	59,839		
Indicated Value	393,994	171.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	393,994	171.82	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2020	0.00		
PRCH	SLAB PORCH - COVERED	146330	23x10		230	28.70		6,601
PRCH	SLAB PORCH - COVERED	146332	18x6		108	29.18		3,151
PATO	SLAB PORCH - OPEN	146333	12x4		48	12.93		621

