



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:53:20
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Assessment Data				Primary Image																				
Account 660102271 Parcel ID 00000-0-0-0000944-001-0006 Cadastral ID 01-21-16-02350 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 340357 STATTON DEVELOPMENT LLC 2205 E L ANDERSON BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 19870 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0006 / 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\ROB STUFF\2023-6-7\IMG_0018.JPG 6/7/2023</p>																				
Legal Description Lat/Long: 36.32400650 -95.55151237										Building Permits														
LOT 6 BLOCK 1 WIND RIDGE AMD				<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 355</td> <td>R23 NEW SFR 2418 SQ FT</td> <td>09/2022</td> <td>06/2023</td> <td>400,000</td> </tr> <tr> <td>A22</td> <td>A23</td> <td>09/2022</td> <td>06/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 355	R23 NEW SFR 2418 SQ FT	09/2022	06/2023	400,000	A22	A23	09/2022	06/2023	
Number	Description	Opened	Closed	Amount																				
R22 355	R23 NEW SFR 2418 SQ FT	09/2022	06/2023	400,000																				
A22	A23	09/2022	06/2023																					
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	REDLINE HOMES LLC	10/23/2023	427,500	YES															
					/	EXCELSIOR HOMES LLC	08/02/2021	240,000	WB															
					/	HIGHFILL PROPERTIES LLC	02/28/2020	173,000	WB															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax															
Remove Cap	2024		Land Value	74,018	74,018	11%	8,142	Assessed	48,769															
Year Frozen			Improvements	369,334	369,334		40,627	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0															
TIF Project ID	0		Total Value	443,352	443,352		48,769	Total Taxable	48,769															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660102271	STATTON DEVELOPMENT LLC			93	427,500	0	47,025	4,375.00															
2024	2024-660102271	STATTON DEVELOPMENT LLC			93	443,862	0	48,825	4,855.00															
2023	2023-660102271	REDLINE HOMES LLC			93	8,800	0	968	96.00															
2022	2022-660102271	REDLINE HOMES LLC			93	8,800	0	968	96.00															
2021	2021-660102271	REDLINE HOMES LLC			93	8,800	0	968	97.00															
2020	2020-660102271	EXCELSIOR HOMES LLC			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	0.6978		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	30,394.00 x 1.50 = 45,591		
Factor Value			
Adjustments	1.6235		
Lot Value	74,018		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,435 / 2,435
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,435
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	936 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	369,334		
Lot Value	74,018		
Indicated Value	443,352	182.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	443,352	182.07	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.07	Total Misc Impr	+ 14,864
Roofing Adj	+ 5.19	Garage Cost	+ 43,655
Subfloor Adj	+ -3.39	Total RCN	= 376,871
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 7,537
Plumbing Adj	+ 5.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 369,334
Adj Base Cost	= 130.74	Lot Value	+ 74,018
Total Area	x 2,435	Indicated Value	= 443,352
Adjusted Cost	= 318,352	Value Per SqFt	182.07

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157269	226		226	28.71		6,488
PRCH	Slab Porch - Covered	157270	294		294	28.49		8,376



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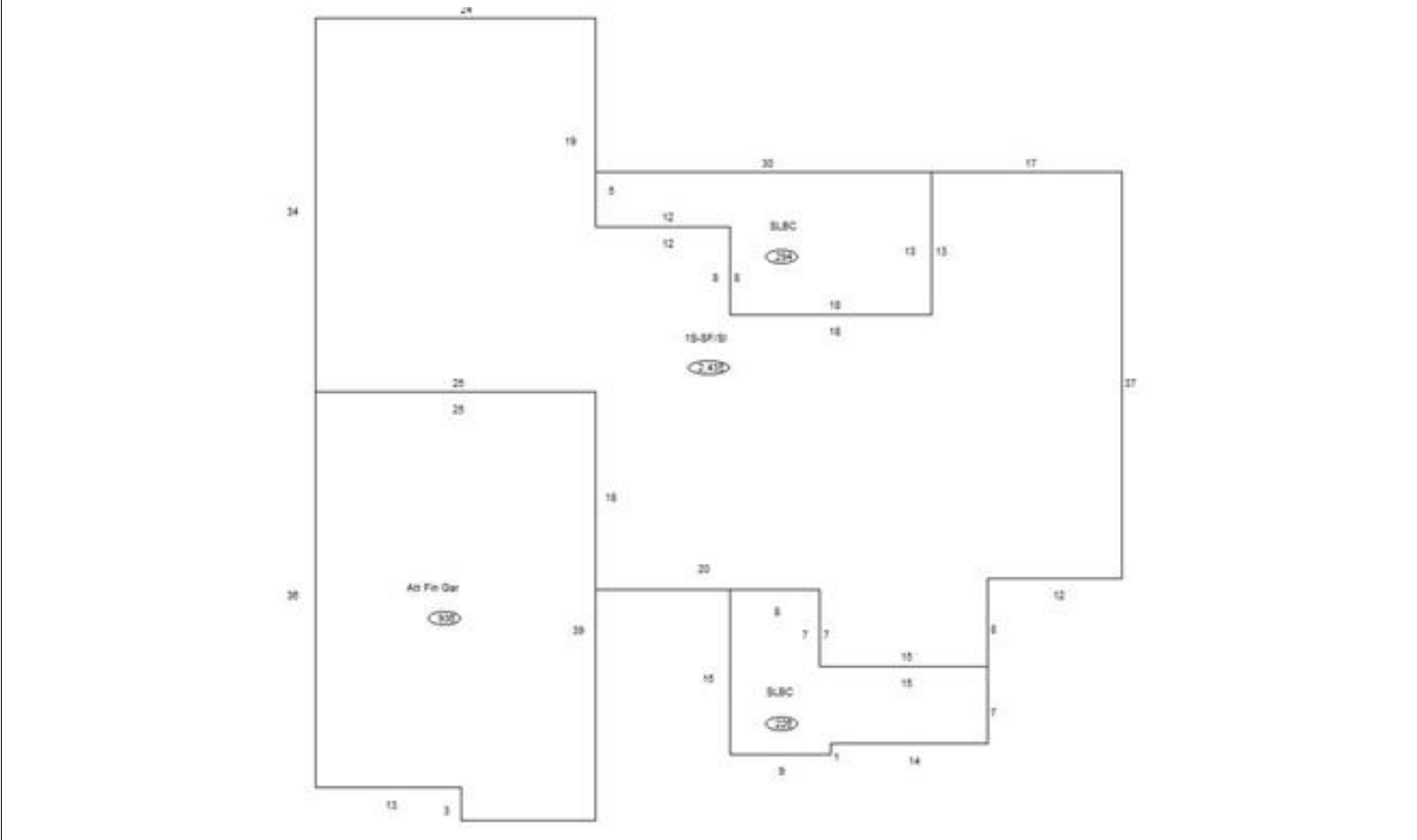
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,435	1.000	2,435
2	G	5		10	Att Fin Gar	936	1.000	936
3	M	PRCH		10	SLBC	226	1.000	226
4	M	PRCH		10	SLBC	294	1.000	294
Total Building Area						2,435		2,435