



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 660102289 Parcel ID 00000-0-0-0000944-001-0024 Cadastral ID 01-21-16-02530 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 346380 POLZEL, KENNETH J & CAROLYN V 19604 S WAYNE RD CLAREMORE OK 74017-0000 Parcel Location Situs 19604 S WAYNE RD Subdivision WIND RIDGE AMD Lot/Block 0024 / 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: 36.32789432 -95.55587052																																		
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 000361</td> <td>R21- NEW 30X40 DTCH ACC BLDG</td> <td>10/2019</td> <td>05/2020</td> <td>20,000</td> </tr> <tr> <td>R19 000281</td> <td>R21- NEW 2533 SQ FT SFR</td> <td>08/2019</td> <td>05/2020</td> <td>354,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000361	R21- NEW 30X40 DTCH ACC BLDG	10/2019	05/2020	20,000	R19 000281	R21- NEW 2533 SQ FT SFR	08/2019	05/2020	354,000										
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax																									
Remove Cap	2026	Land Value	254,076	254,076	11%	27,948	Assessed	76,451	7,113.77																									
Year Frozen		Improvements	440,930	440,930		48,503	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00																									
TIF Project ID	0	Total Value	695,006	695,006		76,451	Total Taxable	75,451	7,031.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660102289	POLZEL, KENNETH J &			93	470,364	0	47,641	4,433.00																									
2024	2024-660102289	THOMASSON, STEVEN LYNN &			93	543,203	0	45,373	4,512.00																									
2023	2023-660102289	THOMASSON, STEVEN LYNN &			93	409,813	0	43,212	4,289.00																									
2022	2022-660102289	THOMASSON, STEVEN LYNN &			93	412,475	0	41,154	4,081.00																									
2021	2021-660102289	THOMASSON, STEVEN LYNN &			93	356,316	0	39,194	3,952.00																									
2020	2020-660102289	THOMASSON, STEVEN LYNN &			93	85,003	0	9,350	914.00																									



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	5.0726		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	220,964.00 x .43 = 95,990		
Factor Value			
Adjustments	2.6469		
Lot Value	254,076		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_002I 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,457 / 2,734
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,457
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	595 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	473,791	173.30 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	550,530	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	404,741		
Lot Value	254,076		
Indicated Value	658,817	240.97	Per SqFt
Agland Value			
Site Improvements	36,189		
Total Value	695,006	254.21	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.69	Total Misc Impr	+ 26,504
Roofing Adj	+ 5.58	Garage Cost	+ 29,601
Subfloor Adj	+ -4.14	Total RCN	= 426,043
Heat/Cool Adj	+ 17.38	Depreciation (5%)	- 21,302
Plumbing Adj	+ 7.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 404,741
Adj Base Cost	= 135.31	Lot Value	+ 254,076
Total Area	x 2,734	Indicated Value	= 658,817
Adjusted Cost	= 369,938	Value Per SqFt	240.97

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	145645	402		402	34.87		14,018
PRCH	SLAB PORCH - COVERED	145646	132		132	36.10		4,765
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,721.18		7,721
SHLT	STORM SHELTER		1	2020	1	0.00		



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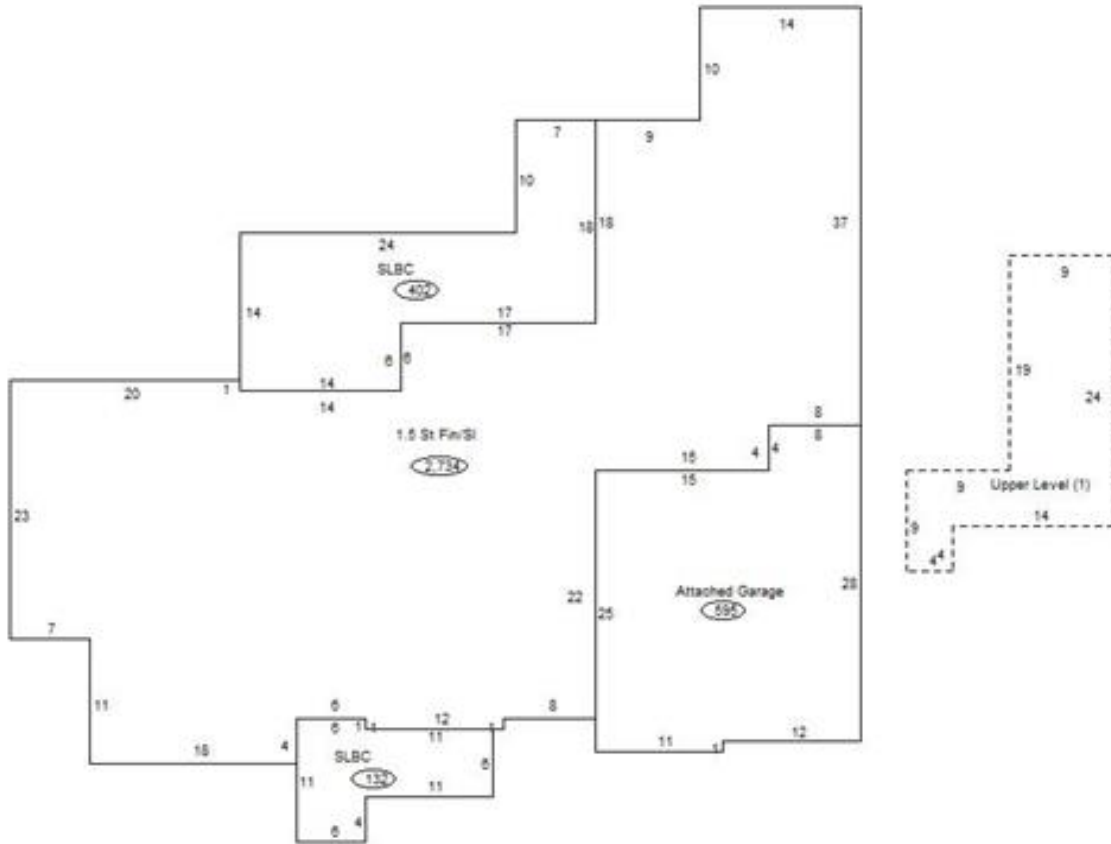
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,457	1.113	2,734
2	U	^UL		13	Upper Level (1)	277	1.000	277
3	G	1		13	Attached Garage	595	1.000	595
4	M	PRCH		13	SLBC	402	1.000	402
5	M	PRCH		13	SLBC	132	1.000	132
Total Building Area						2,457		2,734



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total		RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (33.14 x 1,200)		39,768		39,768	3,579	36,189