




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:53:57
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Assessment Data					Primary Image																																																												
Account 660102291 Parcel ID 00000-0-0-0000944-001-0026 Cadastral ID 01-21-16-02550 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 327445 HARRIS, RYAN E & PAULA 19607 S WAYNE RD CLAREMORE OK 74017-0000 Parcel Location Situs 19607 S WAYNE RD Subdivision WIND RIDGE AMD Lot/Block 0026 / 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\C\Users\eevans\Pictures\2020-05-14\IMG_0012.JPG 5/14/2020</p>																																																												
Legal Description Lot/Long: 36.32852495 -95.55363588 LOT 26 BLOCK 1 WIND RIDGE AMD																																																																	
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	4.9992	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	217,767.00 x .44 = 95,830	
Factor Value		
Adjustments	1.0000	
Lot Value	95,830	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,636 / 3,283
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,636
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,086 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	602,556 183.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	558,040 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.91	Total Misc Impr	+ 37,872
Roofing Adj	+ 4.94	Garage Cost	+ 52,573
Subfloor Adj	+ -3.64	Total RCN	= 526,296
Heat/Cool Adj	+ 17.38	Depreciation (5%)	- 26,315
Plumbing Adj	+ 8.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 499,981
Adj Base Cost	= 132.76	Lot Value	+ 95,830
Total Area	x 3,283	Indicated Value	= 595,811
Adjusted Cost	= 435,851	Value Per SqFt	181.48

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	499,981
Lot Value	95,830
Indicated Value	595,811 181.48 Per SqFt
Agland Value	
Site Improvements	60,451
Total Value	656,262 199.90 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	145690	550		550	34.38	18,909
PRCH	SLAB PORCH - COVERED	145691	40x8		320	35.13	11,242
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,721.18	7,721
SHLT	STORM SHELTER		1	2020	1	0.00	



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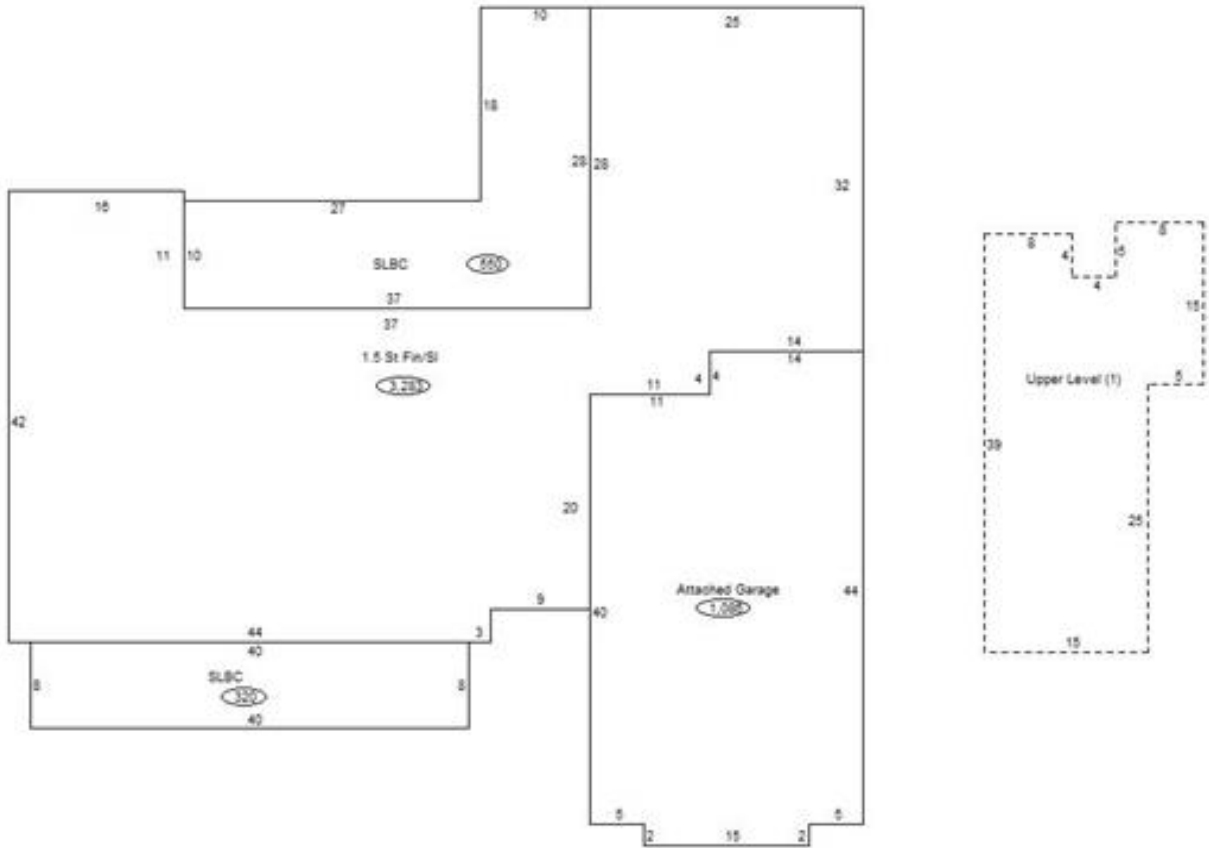
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Sketch Image

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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	2,636	1.245	3,283
2	G	1		13	Attached Garage	1,086	1.000	1,086
3	M	PRCH		13	SLBC	550	1.000	550
4	M	PRCH		13	SLBC	320	1.000	320
5	U	^UL		13	Upper Level (1)	647	1.000	647
Total Building Area						2,636		3,283



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	50x35x0			1,750
	Qual 4	Cond 3	Year 2020	Eff Age 5		
		Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 1,750)	66,430	66,430	5,979	60,451