



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																												
<b>Account</b> 660102292 <b>Parcel ID</b> 00000-0-0-0000944-001-0027 <b>Cadastral ID</b> 01-21-16-02560 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 339086 STATTON, KENNETH L & MARY H  19609 S WAYNE RD CLAREMORE OK 74017-4505  <b>Parcel Location</b> <b>Situs</b> 19609 S WAYNE RD <b>Subdivision</b> WIND RIDGE AMD <b>Lot/Block</b> 0027 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 16 / 5 <b>Neighborhood</b> 1029 - R-V01-NE SEQUOYAH <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																	
<b>Legal Description</b> Lot/Long: 36.32794153 -95.55287537																																																																	
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	4.9415		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	215,253.00 x .44 = 95,705		
Factor Value			
Adjustments	2.3500		
Lot Value	224,907		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG\_002: 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,758 / 2,758
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,758
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	808 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	461,639	167.38 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	673,190	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	417,426		
Lot Value	224,907		
Indicated Value	642,333	232.90	Per SqFt
Agland Value			
Site Improvements	36,189		
Total Value	678,522	246.02	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.64	Total Misc Impr	+ 26,506
Roofing Adj	+ 5.73	Garage Cost	+ 36,699
Subfloor Adj	+ -4.41	Total RCN	= 439,396
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	- 21,970
Plumbing Adj	+ 9.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 417,426
Adj Base Cost	= 136.40	Lot Value	+ 224,907
Total Area	x 2,758	Indicated Value	= 642,333
Adjusted Cost	= 376,191	Value Per SqFt	232.90

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146351	19x18		342	31.81		10,879
PATO	SLAB PORCH - OPEN	146352	13x12		156	13.74		2,143
PRCH	SLAB PORCH - COVERED	146353	118		118	32.77		3,867
PRCH	SLAB PORCH - COVERED	146354	12x6		72	32.96		2,373
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244



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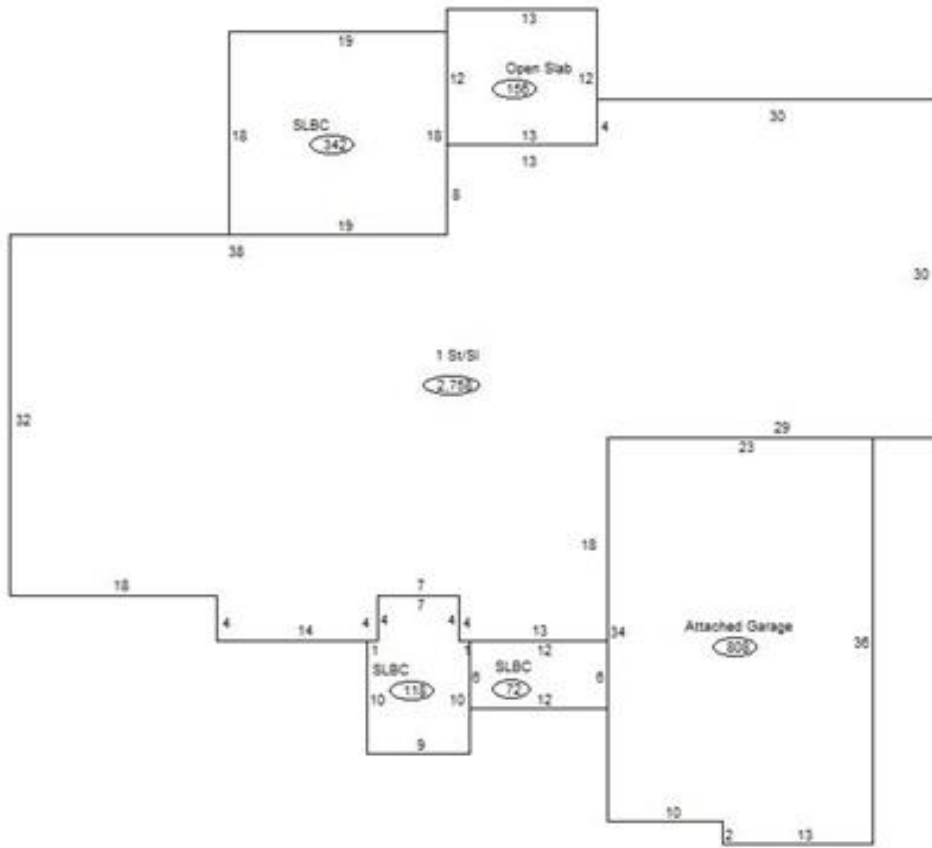
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,758	1.000	2,758
2	G	1		13	Attached Garage	808	1.000	808
3	M	PRCH		13	SLBC	342	1.000	342
4	M	PATO		13	Open Slab	156	1.000	156
5	M	PRCH		13	SLBC	118	1.000	118
6	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						<b>2,758</b>		<b>2,758</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual 3	Cond 3	Year 2019	Eff Age 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (33.14 x 1,200)		39,768	39,768	3,579		36,189