



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:54:03
Page 1

Assessment Data					Primary Image																																																												
Account 660102294 Parcel ID 00000-0-0-0000944-001-0029 Cadastral ID 01-21-16-02580 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 329043 RAGSDALE, MICHAEL & BETH PO BOX 1674 CLAREMORE OK 74018-0000 Parcel Location Situs 19699 S WAYNE RD Subdivision WIND RIDGE AMD Lot/Block 0029 / 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: 36.32621606 -95.55334930																																																																	
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Page 2

Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	4.5448	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	197,973.00 x .48 = 94,841	
Factor Value		
Adjustments	1.0000	
Lot Value	94,841	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,025 / 3,025
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,025
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	777 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_002! 2/22/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	517,710 171.14 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	652,200 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	475,257
Lot Value	94,841
Indicated Value	570,098 188.46 Per SqFt
Agland Value	
Site Improvements	68,824
Total Value	638,922 211.21 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.64	Total Misc Impr	+ 51,493
Roofing Adj	+ 5.64	Garage Cost	+ 35,291
Subfloor Adj	+ -4.37	Total RCN	= 500,271
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 25,014
Plumbing Adj	+ 9.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 475,257
Adj Base Cost	= 136.69	Lot Value	+ 94,841
Total Area	x 3,025	Indicated Value	= 570,098
Adjusted Cost	= 413,487	Value Per SqFt	188.46

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
SHLT	STORM SHELTER	0		1 2020	1	0.00		
PATO	SLAB PORCH - OPEN	146397	13x11		143	13.89		1,986
PRCH	SLAB PORCH - COVERED	146398	44x17		748	30.54		22,844
PATO	SLAB PORCH - OPEN	146399	20x15		300	11.12		3,336
PATO	SLAB PORCH - OPEN	146400	24x2		48	14.39		691
PRCH	SLAB PORCH - COVERED	146401	254		254	32.08		8,148



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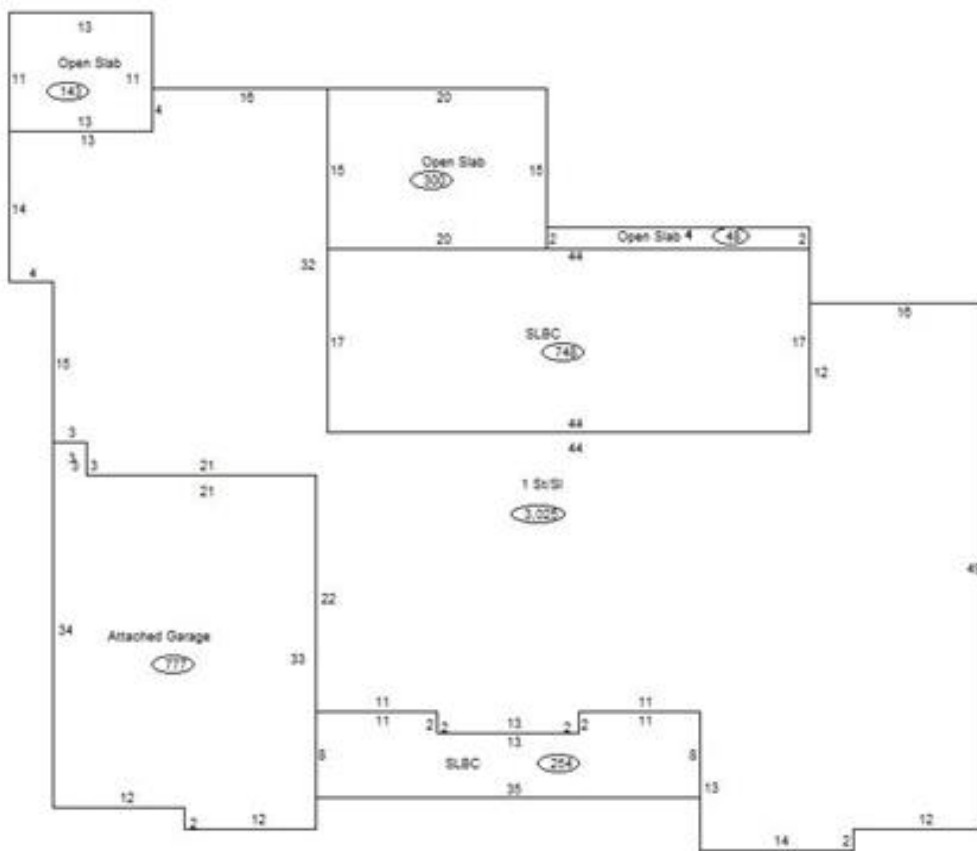
Date 04/18/2026

Time 09:54:03

Page 3

Sketch Image

660102294



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,025	1.000	3,025
2	G	1		13	Attached Garage	777	1.000	777
3	M	PATO		13	Open Slab	143	1.000	143
4	M	PRCH		13	SLBC	748	1.000	748
5	M	PATO		13	Open Slab	300	1.000	300
6	M	PATO		13	Open Slab	48	1.000	48
7	M	PRCH		13	SLBC	254	1.000	254
Total Building Area						3,025		3,025



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 Page 4

660102294

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	18x34x6	Concrete		612
	Qual	4	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (55.70 x 612)		34,088	34,088	1,704	32,384
	UTIL	SHOP BUILDING	40x30x0			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
	PATO	SLAB PORCH - OPEN	5x6x0			30
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (11.48 x 30)		344	344	93	251