



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:54:05  
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Assessment Data					Primary Image																																																												
<b>Account</b> 660102295 <b>Parcel ID</b> 00000-0-0-0000944-001-0030 <b>Cadastral ID</b> 01-21-16-02590 <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> 334665 COX, JASON D & LESLEY  19757 S WAYNE RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19757 S WAYNE RD <b>Subdivision</b> WIND RIDGE AMD <b>Lot/Block</b> 0030 / 0001 <b>Parcel Size</b> 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: 36.32545911 -95.55344219																																																																	
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	4.937		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	215,056.00 x .44 = 95,695		
Factor Value			
Adjustments	1.0000		
Lot Value	95,695		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG\_002I 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,327 / 2,327
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,327
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	1,071 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 3

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	453,313	194.81 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	675,270	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	398,149		
Lot Value	95,695		
Indicated Value	493,844	212.22	Per SqFt
Agland Value			
Site Improvements	43,915		
Total Value	537,759	231.10	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.04	Total Misc Impr	+ 23,290
Roofing Adj	+ 5.87	Garage Cost	+ 60,951
Subfloor Adj	+ -4.62	Total RCN	= 410,463
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	- 12,314
Plumbing Adj	+ 8.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 398,149
Adj Base Cost	= 140.19	Lot Value	+ 95,695
Total Area	x 2,327	Indicated Value	= 493,844
Adjusted Cost	= 326,222	Value Per SqFt	212.22

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150424	20x20		400	31.63		12,652
PATO	Slab Porch - Open	150425	11x10		110	14.26		1,569
PATO	Slab Porch - Open	150426	13x10		130	14.04		1,825
FPR1	Fireplace - Residential 1 Story	150427		1	1	7,243.87		7,244



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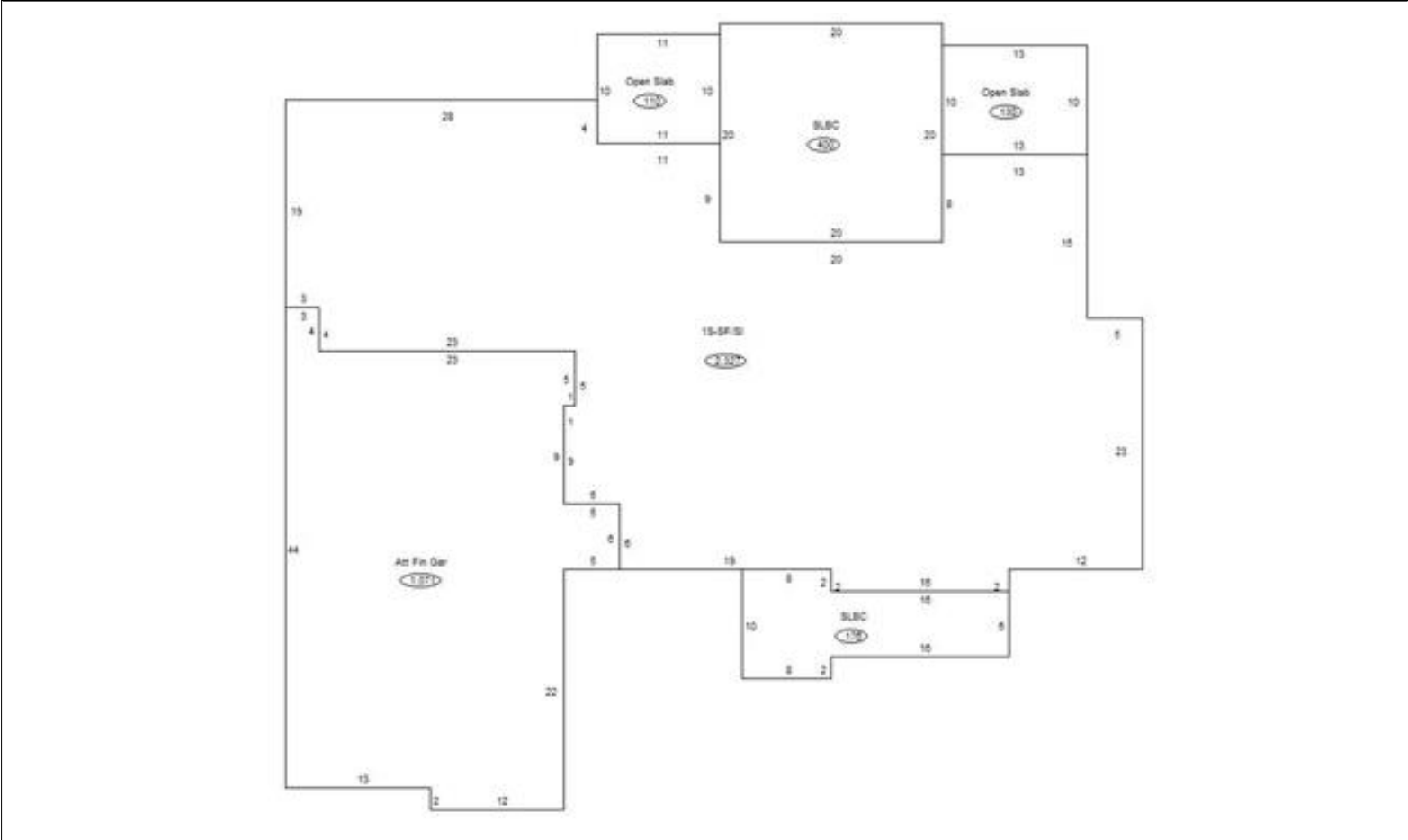
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,327	1.000	2,327
2	G	5		10	Att Fin Gar	1,071	1.000	1,071
3	M	PRCH		10	SLBC	400	1.000	400
4	M	PATO		10	Open Slab	110	1.000	110
5	M	PATO		10	Open Slab	130	1.000	130
6	M	SLBC		10	SLBC	176	1.000	176
<b>Total Building Area</b>						<b>2,327</b>		<b>2,327</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x0			1,500
	Qual	3	Cond 3	Year 2021	Eff Age 4	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.48 x 1,500)	47,220	47,220	3,305	43,915