



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 660102303 Parcel ID 00000-0-0-0000944-001-0038 Cadastral ID 01-21-16-02670 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 331362 GEAN, JAMES CLINTON 19802 S WINDRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19802 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0038 / 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: 36.32478519 -95.55152917										\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_003: 2/22/2023									
Building Permits LOT 38 BLOCK 1 WIND RIDGE AMD				<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>R20</td> <td>R21- POSS NEW SFR PER MRTGE</td> <td>02/2020</td> <td>08/2020</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20	R21- POSS NEW SFR PER MRTGE	02/2020	08/2020	
Number	Description	Opened	Closed	Amount															
R20	R21- POSS NEW SFR PER MRTGE	02/2020	08/2020																
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	DAKE PROPERTIES INC	07/13/2020	286,000	YES										
					/	HIGHFILL PROPERTIES LLC	02/06/2020	43,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax										
Remove Cap	2021		Land Value	48,681	48,681	11%	5,355	Assessed	38,176										
Year Frozen			Improvements	298,376	298,376		32,821	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	347,057	347,057		38,176	Total Taxable	38,176										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660102303	GEAN, JAMES CLINTON			93	337,757	0	37,153	3,458.00										
2024	2024-660102303	GEAN, JAMES CLINTON			93	353,599	0	36,526	3,632.00										
2023	2023-660102303	GEAN, JAMES CLINTON			93	318,359	0	34,787	3,454.00										
2022	2022-660102303	GEAN, JAMES CLINTON			93	320,739	0	33,130	3,286.00										
2021	2021-660102303	GEAN, JAMES CLINTON			93	286,839	0	31,552	3,182.00										
2020	2020-660102303	GEAN, JAMES CLINTON			93	8,800	0	968	95.00										



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7451		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	32,454.00 x 1.50 = 48,681		
Factor Value			
Adjustments	1.0000		
Lot Value	48,681		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_003: 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,130 / 2,130
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	899 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	319,675	150.08 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	329,060	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	298,376		
Lot Value	48,681		
Indicated Value	347,057	162.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	347,057	162.94	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.12	Total Misc Impr	+	7,097
Roofing Adj	+ 4.63	Garage Cost	+	26,781
Subfloor Adj	+ 0.00	Total RCN	=	314,080
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	15,704
Plumbing Adj	+ 9.16	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	298,376
Adj Base Cost	= 131.55	Lot Value	+	48,681
Total Area	x 2,130	Indicated Value	=	347,057
Adjusted Cost	= 280,202	Value Per SqFt		162.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147167	18x13		234	26.20		6,131
PRCH	SLAB PORCH - COVERED	147168	6x6		36	26.82		966



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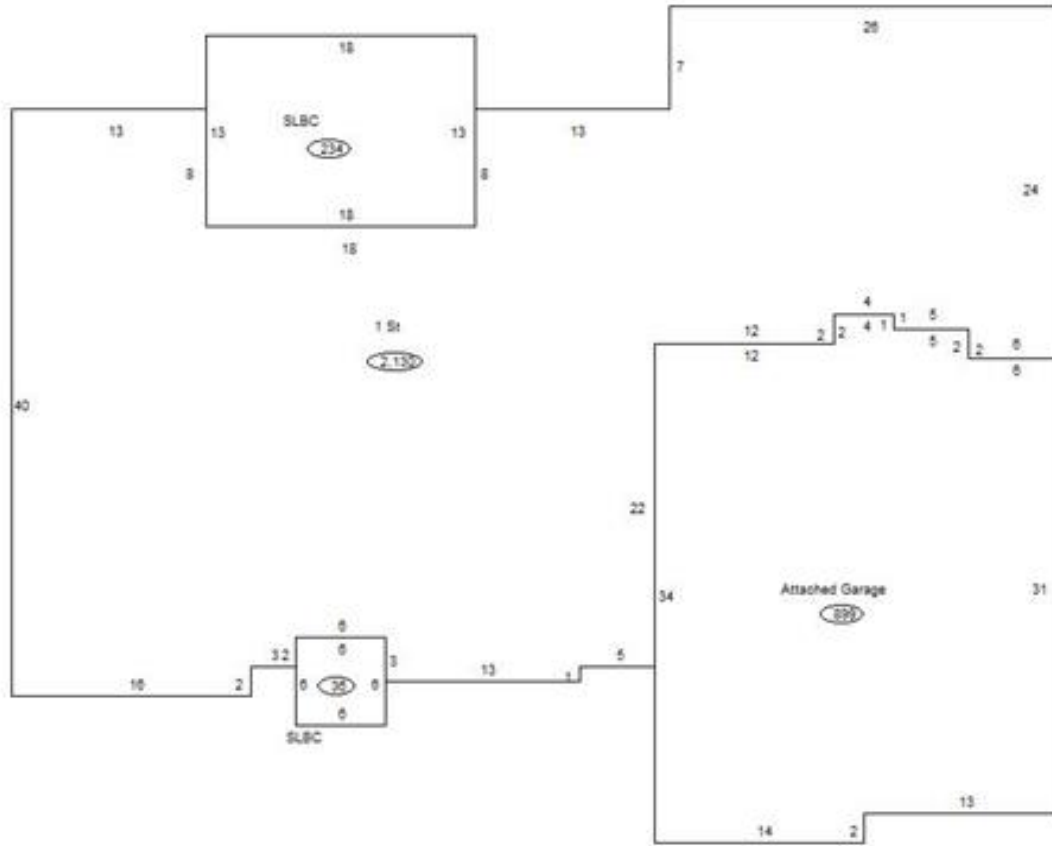
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Sketch Image

660102303



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		10	1 St	2,130	1.000	2,130
2	G	1		10	Attached Garage	899	1.000	899
3	M	PRCH		10	SLBC	234	1.000	234
4	M	PRCH		10	SLBC	36	1.000	36
Total Building Area						2,130		2,130