



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:54:23
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Assessment Data					Primary Image																																																												
Account 660102305 Parcel ID 00000-0-0-0000944-001-0040 Cadastral ID 01-21-16-02690 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 348707 MORGAN, RONALD & DEBRA 19771 S WIND RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19771 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0040 / 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: 36.32558721 -95.55131374																																																																	
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.9974		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	43,445.00 x 1.50 = 65,168		
Factor Value			
Adjustments	1.5055		
Lot Value	98,112		



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

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,160 / 2,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,160
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	626 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	326,736	151.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	403,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.85	Total Misc Impr	+ 19,025
Roofing Adj	+ 5.21	Garage Cost	+ 29,773
Subfloor Adj	+ -3.58	Total RCN	= 331,844
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 9,955
Plumbing Adj	+ 6.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 321,889
Adj Base Cost	= 131.04	Lot Value	+ 98,112
Total Area	x 2,160	Indicated Value	= 420,001
Adjusted Cost	= 283,046	Value Per SqFt	194.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	321,889		
Lot Value	98,112		
Indicated Value	420,001	194.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	420,001	194.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152448	66		66	29.32		1,935
PATO	Slab Porch - Open	152450	6x2		12	12.93		155
PRCH	Slab Porch - Covered	152451	31x12		372	28.24		10,505
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



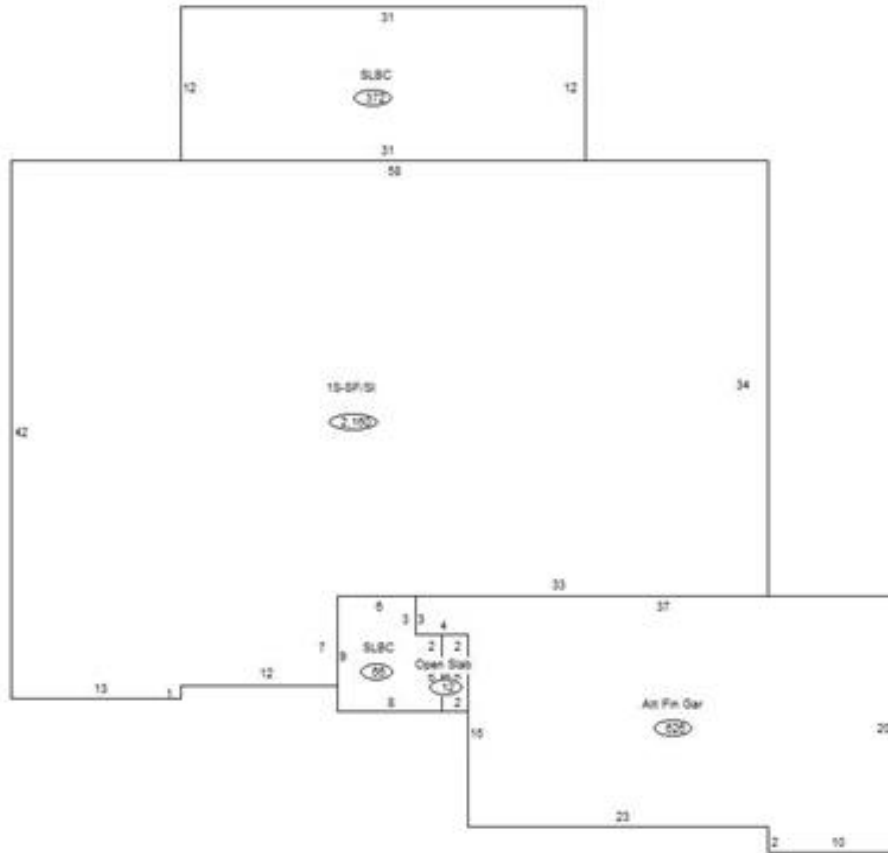
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Sketch Image

660102305



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,160	1.000	2,160
2	M	PRCH		10	SLBC	66	1.000	66
3	G	5		10	Att Fin Gar	626	1.000	626
4	M	PATO		10	Open Slab	12	1.000	12
5	M	PRCH		10	SLBC	372	1.000	372
Total Building Area						2,160		2,160