



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	660102308								
Parcel ID	00000-0-0-0000944-001-0043								
Cadastral ID	01-21-16-02720								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE								
Name ID	329148								
HANKS, HEATHER L & SHAUN M									
19827 S WIND RIDGE DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19827 S WIND RIDGE DR								
Subdivision	WIND RIDGE AMD								
Lot/Block	0043 / 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 Lat/Long: 36.32458308 -95.55051135				Building Permits					
LOT 43 BLOCK 1 WIND RIDGE AMD				Number	Description	Opened	Closed	Amount	
				R25 005	NEW POOL	02/2025	10/2025	24,000	
				R19 000040	R20- NEW 2140 SQ FT SFR	02/2019	09/2019	180,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TITAN HOMES LLC	10/21/2019	288,000	YES
					/	HIGHFILL PROPERTIES LLC	02/27/2019	43,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax
Remove Cap	2020		Land Value	53,330	53,330	11%	Assessed	39,528	3,678.08
Year Frozen			Improvements	306,018	306,018		Penalty	0	
Uncapped Value	23,383		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	359,348	359,348	39,528	Total Taxable	39,528	3,678.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660102308	HANKS, HEATHER L &			93	324,170	0	35,658	3,318.00
2024	2024-660102308	HANKS, HEATHER L &			93	336,792	0	36,576	3,637.00
2023	2023-660102308	HANKS, HEATHER L &			93	325,749	0	34,834	3,458.00
2022	2022-660102308	HANKS, HEATHER L &			93	312,858	0	33,176	3,291.00
2021	2021-660102308	HANKS, HEATHER L &			93	287,236	0	31,596	3,186.00
2020	2020-660102308	HANKS, HEATHER L &			93	282,828	0	31,111	3,038.00



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8162		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	35,553.00 x 1.50 = 53,330		
Factor Value			
Adjustments	1.0000		
Lot Value	53,330		



\\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	100% Veneer, Masonry
Base/Total Area	2,101 / 2,101
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,101
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	718 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	322,220	153.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	158,800		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.32	Total Misc Impr	+ 10,394
Roofing Adj	+ 4.56	Garage Cost	+ 21,404
Subfloor Adj	+ -2.43	Total RCN	= 297,511
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 14,876
Plumbing Adj	+ 7.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 282,635
Adj Base Cost	= 126.47	Lot Value	+ 53,330
Total Area	x 2,101	Indicated Value	= 335,965
Adjusted Cost	= 265,713	Value Per SqFt	159.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	282,635		
Lot Value	53,330		
Indicated Value	335,965	159.91	Per SqFt
Agland Value			
Site Improvements	23,383		
Total Value	359,348	171.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142937	46		46	26.78		1,232
PRCH	SLAB PORCH - COVERED	142939	31x11		341	25.86		8,818
PATO	SLAB PORCH - OPEN	142940	6x5		30	11.48		344



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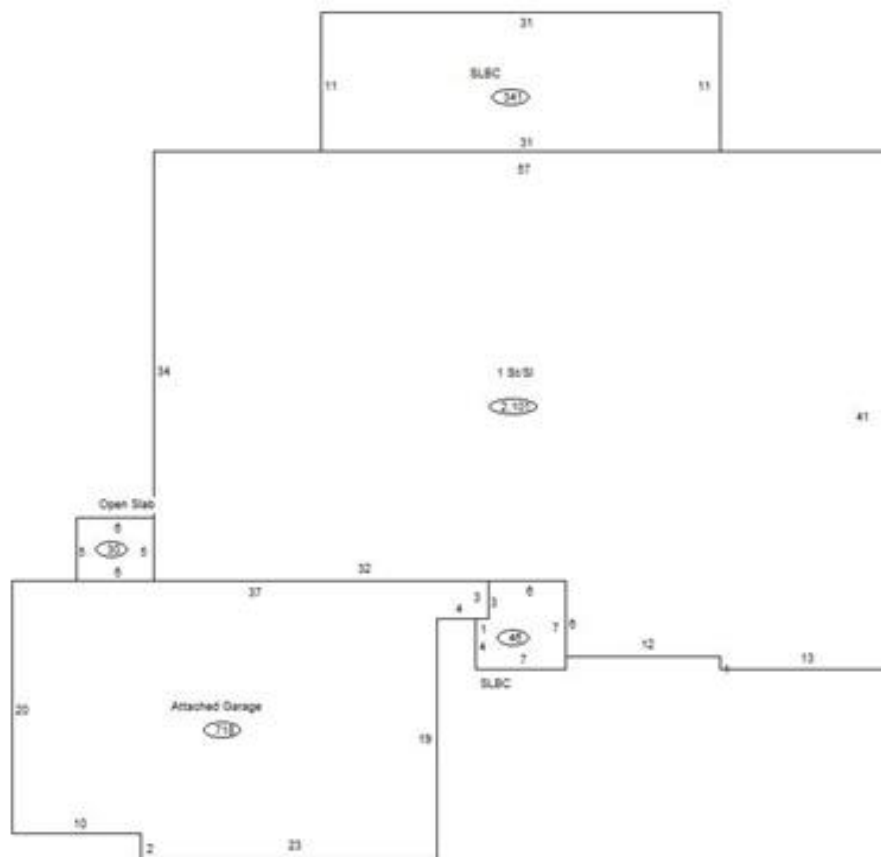
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Sketch Image

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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	1 St/SI	2,101	1.000	2,101
2	M	PRCH		10	SLBC	46	1.000	46
3	G	1		10	Attached Garage	718	1.000	718
4	M	PRCH		10	SLBC	341	1.000	341
5	M	PATO		10	Open Slab	30	1.000	30
Total Building Area						2,101		2,101



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x30x6	Base		471
	Qual	3	Cond 3	Year	2025	Eff Age 1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (52.26 x 471)	24,614	24,614	1,231	23,383