



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:54:30  
Page 1

Assessment Data				Primary Image					
Account	660102309								
Parcel ID	00000-0-0-0000944-001-0044								
Cadastral ID	01-21-16-02730								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE								
Name ID	337786								
STATTON, STEVEN & JESSICA									
19845 S WIND RIDGE DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19845 S WIND RIDGE DR								
Subdivision	WIND RIDGE AMD								
Lot/Block	0044 / 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: 36.32424026 -95.55056627				Building Permits					
LOT 44 BLOCK 1 WIND RIDGE AMD				Number	Description	Opened	Closed	Amount	
				R23 007	R24 NEW POOL	02/2023	06/2023	65,010	
				R22 124	R23 NEW SFR 2730 SQ FT	03/2022	02/2023	365,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes		1,000	/	REDLINE HOMES LLC	03/21/2022	61,000	YES
					/	EXCELSIOR HOMES LLC	08/02/2021	240,000	WB
					/	HIGHFILL PROPERTIES LLC	02/21/2019	254,500	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax
Remove Cap	2023		Land Value	52,812	52,812	11%	5,809	Assessed	54,435 5,065.18
Year Frozen			Improvements	445,215	442,048		48,626	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -83.00
TIF Project ID	0		Total Value	498,027	494,860		54,435	Total Taxable	53,435 4,982.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660102309	STATTON, STEVEN & JESSICA			93	480,447	1000	51,849	4,834.00
2024	2024-660102309	STATTON, STEVEN & JESSICA			93	501,458	1000	54,161	5,403.00
2023	2023-660102309	STATTON, STEVEN & JESSICA			93	61,000	0	6,710	666.00
2022	2022-660102309	STATTON, STEVEN & JESSICA			93	8,800	0	968	96.00
2021	2021-660102309	REDLINE HOMES LLC			93	8,800	0	968	97.00
2020	2020-660102309	EXCELSIOR HOMES LLC			93	8,800	0	968	95.00



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Date 04/18/2026  
Time 09:54:30  
Page 2

Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8083		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	35,208.00 x 1.50 = 52,812		
Factor Value			
Adjustments	1.0000		
Lot Value	52,812		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,753 / 2,753
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,753
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,093 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	412,265		
Lot Value	52,812		
Indicated Value	465,077	168.93	Per SqFt
Agland Value			
Site Improvements	32,950		
Total Value	498,027	180.90	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.75	Total Misc Impr	+ 14,702
Roofing Adj	+ 5.08	Garage Cost	+ 50,978
Subfloor Adj	+ -3.25	Total RCN	= 420,679
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 8,414
Plumbing Adj	+ 5.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 412,265
Adj Base Cost	= 128.95	Lot Value	+ 52,812
Total Area	x 2,753	Indicated Value	= 465,077
Adjusted Cost	= 354,999	Value Per SqFt	168.93

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156396	156		156	28.98		4,521
PRCH	Slab Porch - Covered	156397	20x18		360	28.28		10,181



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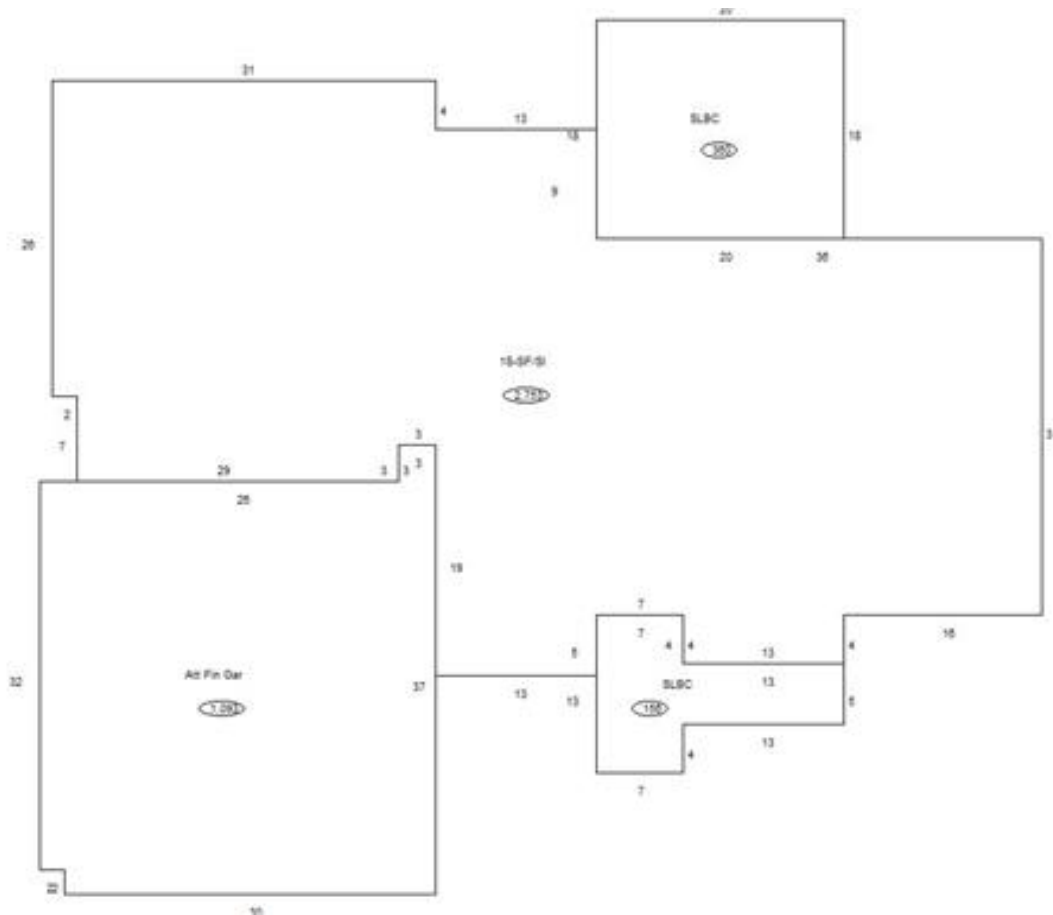
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Date 04/18/2026  
 Time 09:54:30  
 Page 3

Sketch Image

660102309



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,753	1.000	2,753
2	G	5		10	Att Fin Gar	1,093	1.000	1,093
3	M	PRCH		10	SLBC	156	1.000	156
4	M	PRCH		10	SLBC	360	1.000	360
<b>Total Building Area</b>						<b>2,753</b>		<b>2,753</b>



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 Time 09:54:30  
 Page 4

660102309

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual	Cond	Year	2023	Eff Age	
	<b>Valuation Summary</b> Base Cost (2,950.00 x 1) 2,950		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2023	Eff Age	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>