



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:54:35  
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Assessment Data					Primary Image				
<b>Account</b> 660102312 <b>Parcel ID</b> 00000-0-0-0000944-001-0047 <b>Cadastral ID</b> 01-21-16-02760 <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> 332445 PATEL, SUNIL B  812 E WILL ROGERS BLVD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19925 S WIND RIDGE DR <b>Subdivision</b> WIND RIDGE AMD <b>Lot/Block</b> 0047 / 0001 Parcel Size 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					<p>\\tsclient\T\ROB STUFF\2023-2-22\IMG_0005.JPG 2/22/2023</p>				
<b>Legal Description</b> Lat/Long: 36.32317784 -95.55056058									
LOT 47 BLOCK 1 WIND RIDGE AMD					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R22 013	R23- NEW SFR 3571 SQ FT	01/2022	02/2023	550,000
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	HIGHFILL PROPERTIES LLC	10/16/2020	211,500	WB
					/	DAKE PROPERTIES INC	10/16/2020	54,000	YES
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	93.050	<b>Current Tax</b>
<b>Remove Cap</b>	2021		<b>Land Value</b>	51,420	51,420	11%	5,656	<b>Assessed</b>	80,057
<b>Year Frozen</b>			<b>Improvements</b>	680,776	676,371		74,401	<b>Penalty</b>	0
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0
<b>TIF Project ID</b>	0		<b>Total Value</b>	732,196	727,791		80,057	<b>Total Taxable</b>	80,057
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660102312	PATEL, SUNIL B			93	693,135	0	76,245	7,094.00
2024	2024-660102312	PATEL, SUNIL B			93	729,002	0	80,191	7,975.00
2023	2023-660102312	PATEL, SUNIL B			93	62,960	0	6,353	631.00
2022	2022-660102312	PATEL, SUNIL B			93	55,000	0	6,050	600.00
2021	2021-660102312	PATEL, SUNIL B			93	55,000	0	6,050	610.00
2020	2020-660102312	HIGHFILL PROPERTIES LLC			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	0.787		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	34,280.00 x 1.50 = 51,420		
Factor Value			
Adjustments	1.0000		
Lot Value	51,420		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	6 - Excellent
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,391 / 3,585
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,391
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	950 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	680,776		
Lot Value	51,420		
Indicated Value	732,196	204.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	732,196	204.24	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	122.17	Total Misc Impr	+ 40,543
Roofing Adj	+ 5.21	Garage Cost	+ 96,131
Subfloor Adj	+ -6.08	Total RCN	= 687,653
Heat/Cool Adj	+ 21.74	Depreciation ( 1%)	- 6,877
Plumbing Adj	+ 10.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 680,776
Adj Base Cost	= 153.69	Lot Value	+ 51,420
Total Area	x 3,585	Indicated Value	= 732,196
Adjusted Cost	= 550,979	Value Per SqFt	204.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156489	9x2		18	47.10		848
PRCH	Slab Porch - Covered	156490	24x12		288	45.06		12,977
PATO	Slab Porch - Open	156491	604		604	13.50		8,154
FPPF	Fireplace - Prefabricated			1 2023	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit			1 2023	1	9,630.41		9,630

