



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:54:41
 Page 1

Assessment Data					Primary Image																																																												
Account 660102315 Parcel ID 00000-0-0-0000944-001-0050 Cadastral ID 01-21-16-02790 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 333640 LEIGH, CLINTON & KENDRA RHEA 19985 S WINDRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19985 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0050 / 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: 36.32212311 -95.55052350																																																																	
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7898		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	34,404.00 x 1.50 = 51,606		
Factor Value			
Adjustments	1.0616		
Lot Value	54,785		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,352 / 2,352
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,352
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,072 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	354,227	150.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	495,370		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.14	Total Misc Impr	+ 16,990
Roofing Adj	+ 4.55	Garage Cost	+ 40,028
Subfloor Adj	+ -2.19	Total RCN	= 342,010
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 13,680
Plumbing Adj	+ 6.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 328,330
Adj Base Cost	= 121.17	Lot Value	+ 54,785
Total Area	x 2,352	Indicated Value	= 383,115
Adjusted Cost	= 284,992	Value Per SqFt	162.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	328,330		
Lot Value	54,785		
Indicated Value	383,115	162.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	383,115	162.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152877	19x18		342	25.86		8,844
PRCH	Slab Porch - Covered	152878	291		291	26.02		7,572
PATO	Slab Porch - Open	152879	10x5		50	11.48		574

