



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:21:49
Page 1

Assessment Data					Primary Image																																																					
Account 660109188 Parcel ID 000418-0001-001-0-000-00 Cadastral ID 30-21-16-14310 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 348809 HESTIA WH LLC 225 LIBERTY ST STE 4210 NEW YORK NY 10281-0000 Parcel Location Situs 23007 S KING RIDGE DR Subdivision KING RIDGE V Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109188_001.JPG 1/15/2026</p>																																																					
Legal Description Lot/Long: 36.27820150 -95.64801119 LOT 1 BLOCK 1 KING RIDGE V																																																										
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Date 04/18/2026
 Time 11:21:49
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1846		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,041.00 x 5.79 = 46,519		
Factor Value			
Adjustments	0.9139		
Lot Value	42,514		



660109188_001.JPG 1/15/2026

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,444 / 1,444
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,444
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	387 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	

Cost Approach Manual : 01/2025

Base Cost	92.91	Total Misc Impr	+	3,169
Roofing Adj	+ 4.10	Garage Cost	+	12,160
Subfloor Adj	+ 0.00	Total RCN	=	179,656
Heat/Cool Adj	+ 10.30	Depreciation (1%)	-	1,797
Plumbing Adj	+ 6.49	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	177,859
Adj Base Cost	= 113.80	Lot Value	+	42,514
Total Area	x 1,444	Indicated Value	=	220,373
Adjusted Cost	= 164,327	Value Per SqFt		152.61

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	177,859		
Lot Value	42,514		
Indicated Value	220,373	152.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	220,373	152.61	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193850	7x5		35	21.18		741
PATC	Patio - Covered	193851	14x10		140	17.34		2,428



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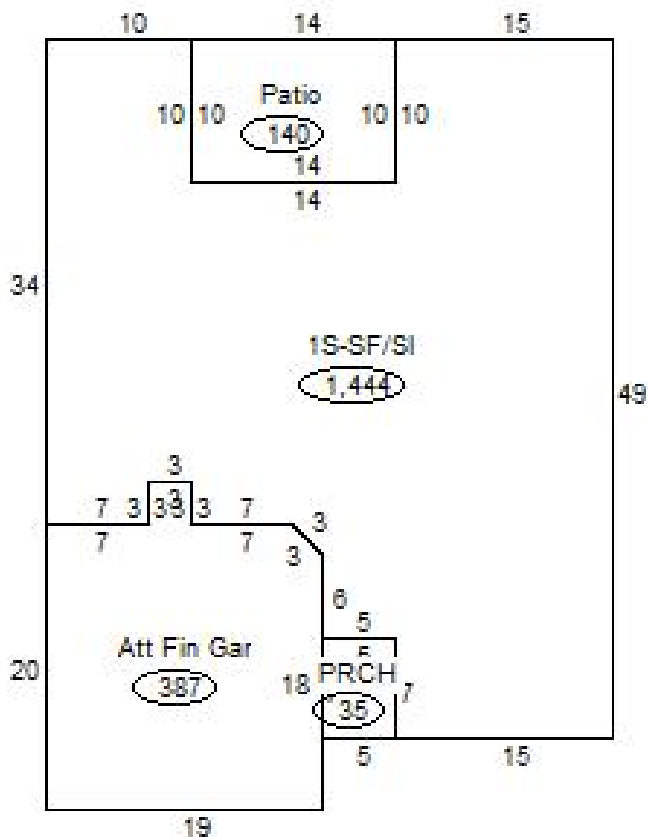
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Time 11:21:49

Page 3

Sketch Image

660109188



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,444	1.000	1,444
2	G	5		20	Att Fin Gar	387	1.000	387
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PATC		20	Patio	140	1.000	140
Total Building Area						1,444		1,444