




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:21:52
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Assessment Data					Primary Image																																																																										
Account 660109190 Parcel ID 000418-0001-003-0-000-00 Cadastral ID 30-21-16-14330 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 23035 S KING RIDGE DR Subdivision KING RIDGE V Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					 <p>660109190_001.JPG 1/15/2026</p>																																																																										
Legal Description Lot/Long: 36.27782996 -95.64796913 LOT 3 BLOCK 1 KING RIDGE V																																																																															
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1573		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,852.00 x 5.95 = 40,769		
Factor Value			
Adjustments	1.6060		
Lot Value	65,475		



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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	1,153 / 1,153
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,153
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 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	98.39	Total Misc Impr	+ 2,103
Roofing Adj	+ 4.33	Garage Cost	+ 12,277
Subfloor Adj	+ 0.00	Total RCN	= 154,066
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,541
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 152,525
Adj Base Cost	= 121.15	Lot Value	+ 65,475
Total Area	x 1,153	Indicated Value	= 218,000
Adjusted Cost	= 139,686	Value Per SqFt	189.07

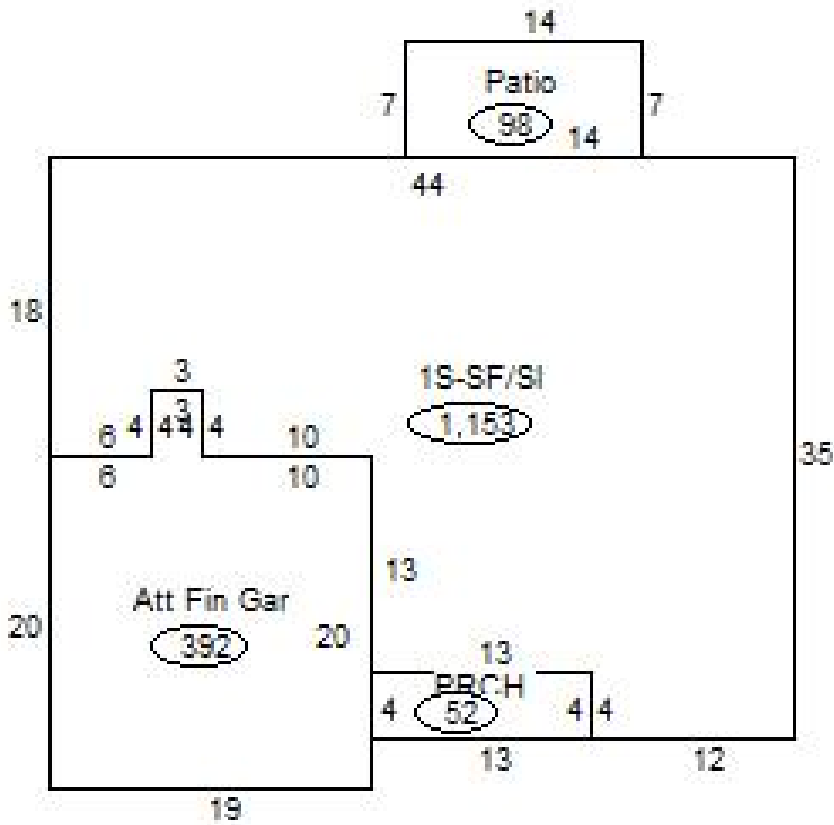
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,525		
Lot Value	65,475		
Indicated Value	218,000	189.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,000	189.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193842	13x4		52	21.13		1,099
PATO	Patio - Open	193843	14x7		98	10.24		1,004



Sketch Image

660109190



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,153	1.000	1,153
2	G	5		20	Att Fin Gar	392	1.000	392
3	M	PRCH		20	PRCH	52	1.000	52
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,153		1,153