



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:03:56  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660002122 <b>Parcel ID</b> 000000-00-0-00669-001-0021 <b>Cadastral ID</b> 03-20-15-05510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 343264 FANSLER, ANNE MARIE & JOE NEAL  25886 RIDGEVIEW RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25886 RIDGEVIEW RD <b>Subdivision</b> RIDGEVIEW ACRES <b>Lot/Block</b> 0021 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 11/9/2021</p>																																																	
<b>Legal Description</b> Lat/Long: 36.23654556 -95.70303804																																																						
LOT 21 BLOCK 1 RIDGEVIEW ACRES					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
<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>																																													
H	Homestead	Yes	1,000	1,000	/	WILSON, PATTY K	12/04/2023	350,000	YES																																													
					1008/870	DORSEY, ALBERT N &	11/20/1995	125,000	Yes																																													
					916/230	TANKERSLEY, GERALD R &	05/26/1993	15,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>100,000</td> <td>100,000</td> <td>11%</td> <td>11,000</td> <td>Assessed</td> <td>37,266 3,880.58</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>248,819</td> <td>238,782</td> <td> </td> <td>26,266</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000 -88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>348,819</td> <td>338,782</td> <td> </td> <td>37,266</td> <td>Total Taxable</td> <td>36,266 3,793.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2024	Land Value	100,000	100,000	11%	11,000	Assessed	37,266 3,880.58	Year Frozen	0	Improvements	248,819	238,782		26,266	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -88.00	TIF Project ID	0	Total Value	348,819	338,782		37,266	Total Taxable	36,266 3,793.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																														
Remove Cap	2024	Land Value	100,000	100,000	11%	11,000	Assessed	37,266 3,880.58																																														
Year Frozen	0	Improvements	248,819	238,782		26,266	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -88.00																																														
TIF Project ID	0	Total Value	348,819	338,782		37,266	Total Taxable	36,266 3,793.00																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002122	FANSLER, ANNE MARIE &	4	328,915	0	36,180	3,768.00																																															
2024	2024-660002122	FANSLER, ANNE MARIE &	4	350,304	0	38,533	3,693.00																																															
2023	2023-660002122	WILSON, LYLE C & PATTY K	4	223,780	1000	23,616	2,240.00																																															
2022	2022-660002122	WILSON, LYLE C & PATTY K	4	228,609	1000	23,195	2,239.00																																															
2021	2021-660002122	WILSON, LYLE C & PATTY K	4	213,546	1000	22,490	2,115.00																																															
2020	2020-660002122	WILSON, LYLE C & PATTY K	4	210,098	1000	21,831	2,057.00																																															
2019	2019-660002122	WILSON, LYLE C & PATTY K	4	201,511	1000	21,166	2,026.00																																															
2018	2018-660002122	WILSON, LYLE C & PATTY K	4	206,988	1000	21,719	2,080.00																																															
2017	2017-660002122	WILSON, LYLE C & PATTY K	4	200,519	1000	21,057	2,022.00																																															
2016	2016-660002122	WILSON, LYLE C & PATTY K	4	195,541	1000	20,474	1,972.00																																															
2015	2015-660002122	WILSON, LYLE C & PATTY K	4	190,676	1000	19,849	1,927.00																																															
2014	2014-660002122	WILSON, LYLE C & PATTY K	4	192,274	1000	19,242	1,769.00																																															
2013	2013-660002122	WILSON, LYLE C & PATTY K	4	182,091	1000	18,652	1,776.00																																															



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:03:56  
 Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.4444 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 106,480.00 x .50 = 52,756 <b>Factor Value</b> <b>Adjustments</b> 1.8955 <b>Lot Value</b> 100,000		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	60% Veneer, Masonry 40% Frame, Siding, Wood
<b>Base/Total Area</b>	2,032 / 2,032
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,032
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	3 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG\_001 11/9/2021

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	263,512	129.68	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	260,980 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.03	<b>Total Misc Impr</b>	+ 28,885				
<b>Roofing Adj</b>	+ 5.36	<b>Garage Cost</b>	+ 26,025				
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	= 335,245				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 31%)</b>	- 103,926				
<b>Plumbing Adj</b>	+ 12.50	<b>Lump Sums</b>	+ 15,787				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 247,106				
<b>Adj Base Cost</b>	= 137.96	<b>Lot Value</b>	+ 100,000				
<b>Total Area</b>	x 2,032	<b>Indicated Value</b>	= 347,106				
<b>Adjusted Cost</b>	= 280,335	<b>Value Per SqFt</b>	170.82				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	247,106		
<b>Lot Value</b>	100,000		
<b>Indicated Value</b>	347,106	170.82	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,713		
<b>Total Value</b>	348,819	171.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Slab Porch - Covered	5806	112		112	29.16		3,266
EPSW	Enclosed Porch - Solid Wall	5807	17x15		255	75.25		19,189
GRDT	Garage - Detached	178369	22x20		440	35.88		15,787



# Rogers

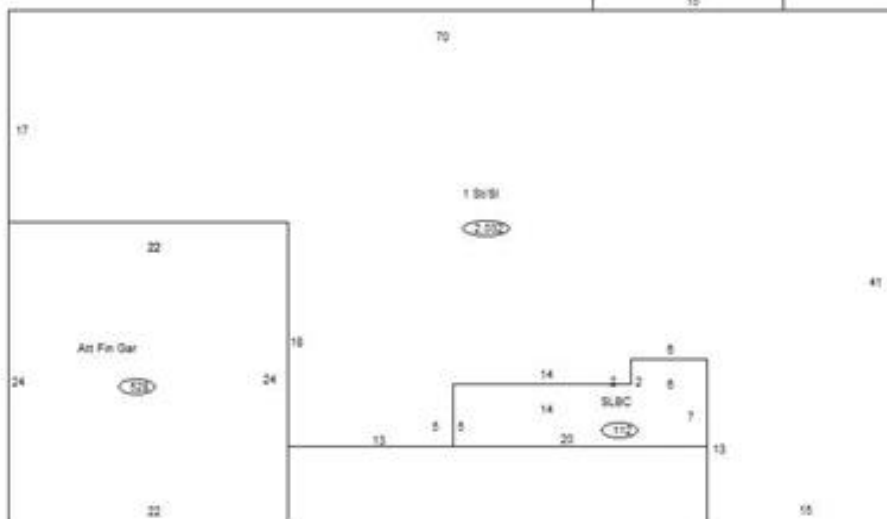
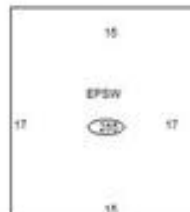
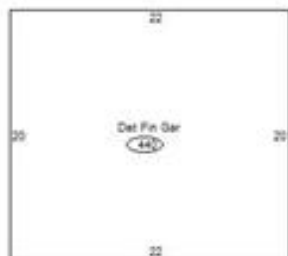
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:03:56  
 Page 3

### Sketch Image

660002122



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,032	1.000	2,032
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PRCH		10	SLBC	112	1.000	112
4	M	EPSW		10	EPSW	255	1.000	255
5	G	6		10	Det Fin Gar	440	1.000	440
<b>Total Building Area</b>						<b>2,032</b>		<b>2,032</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:03:56  
Page 4

660002122

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	3	Cond 3	Year 2009	Eff Age 13	

Valuation Summary	Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
Base Cost (26.94 x 120)	3,233		3,233	1,520
				1,713