



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660002415 Parcel ID 000000-00-0-10285-001-0021 Cadastral ID 03-21-16-04810 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 220134 GOODWIN, RANDALL D & DEBRA K 1802 OAK RIDGE DR CLAREMORE OK 74017-0000																			
Parcel Location Situs 01802 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0021 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lat/Long: 36.32704422 -95.58902212					Building Permits														
LOT 21 BLOCK 1 OAK RIDGE ESTATES I					<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															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	959/311	SELLER	06/01/1994	0	No										
					960/647	SELLER	05/31/1994	0	No										
					878/758	SELLER	04/09/1992	21,500	Yes										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax											
Remove Cap	0	Land Value	121,023	48,917	11%	5,381	Assessed	39,236	3,626.58										
Year Frozen	0	Improvements	312,535	307,780		33,855	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	433,558	356,697		39,236	Total Taxable	38,236	3,534.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660002415	GOODWIN, RANDALL D &	17	430,464	1000	37,094	3,429.00												
2024	2024-660002415	GOODWIN, RANDALL D &	17	434,678	1000	35,985	3,326.00												
2023	2023-660002415	GOODWIN, RANDALL D &	17	326,430	1000	34,907	3,197.00												
2022	2022-660002415	GOODWIN, RANDALL D &	17	322,613	1000	34,487	3,192.00												
2021	2021-660002415	GOODWIN, RANDALL D &	17	323,959	1000	34,515	3,048.00												
2020	2020-660002415	GOODWIN, RANDALL D &	17	318,519	1000	33,480	3,066.00												
2019	2019-660002415	GOODWIN, RANDALL D &	17	304,328	1000	32,476	3,008.00												
2018	2018-660002415	GOODWIN, RANDALL D &	17	312,840	1000	33,412	3,087.00												
2017	2017-660002415	GOODWIN, RANDALL D &	17	310,247	1000	32,524	2,987.00												
2016	2016-660002415	GOODWIN, RANDALL D &	17	302,102	1000	31,548	2,961.00												
2015	2015-660002415	GOODWIN, RANDALL D &	17	292,594	1000	30,600	2,760.00												
2014	2014-660002415	GOODWIN, RANDALL D &	17	295,014	1000	29,679	2,752.00												
2013	2013-660002415	GOODWIN, RANDALL D &	17	278,118	1000	28,786	2,634.00												



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.329	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	101,451.00 x 1.19 = 121,023	
Factor Value		
Adjustments	1.0000	
Lot Value	121,023	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,062 / 3,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,062
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_002 3/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	381,467	124.58	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	435,920 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.88	Total Misc Impr	+	25,808			
Roofing Adj	+ 4.99	Garage Cost	+	32,149			
Subfloor Adj	+ -3.21	Total RCN	=	451,240			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	139,884			
Plumbing Adj	+ 7.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	311,356			
Adj Base Cost	= 128.44	Lot Value	+	121,023			
Total Area	x 3,062	Indicated Value	=	432,379			
Adjusted Cost	= 393,283	Value Per SqFt		141.21			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	311,356		
Lot Value	121,023		
Indicated Value	432,379	141.21	Per SqFt
Agland Value			
Site Improvements	1,179		
Total Value	433,558	141.59	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
PRCH	SLAB PORCH - COVERED	6505	51x12		612	27.60		16,891
PRCH	SLAB PORCH - COVERED	6506	17x5		85	29.26		2,487



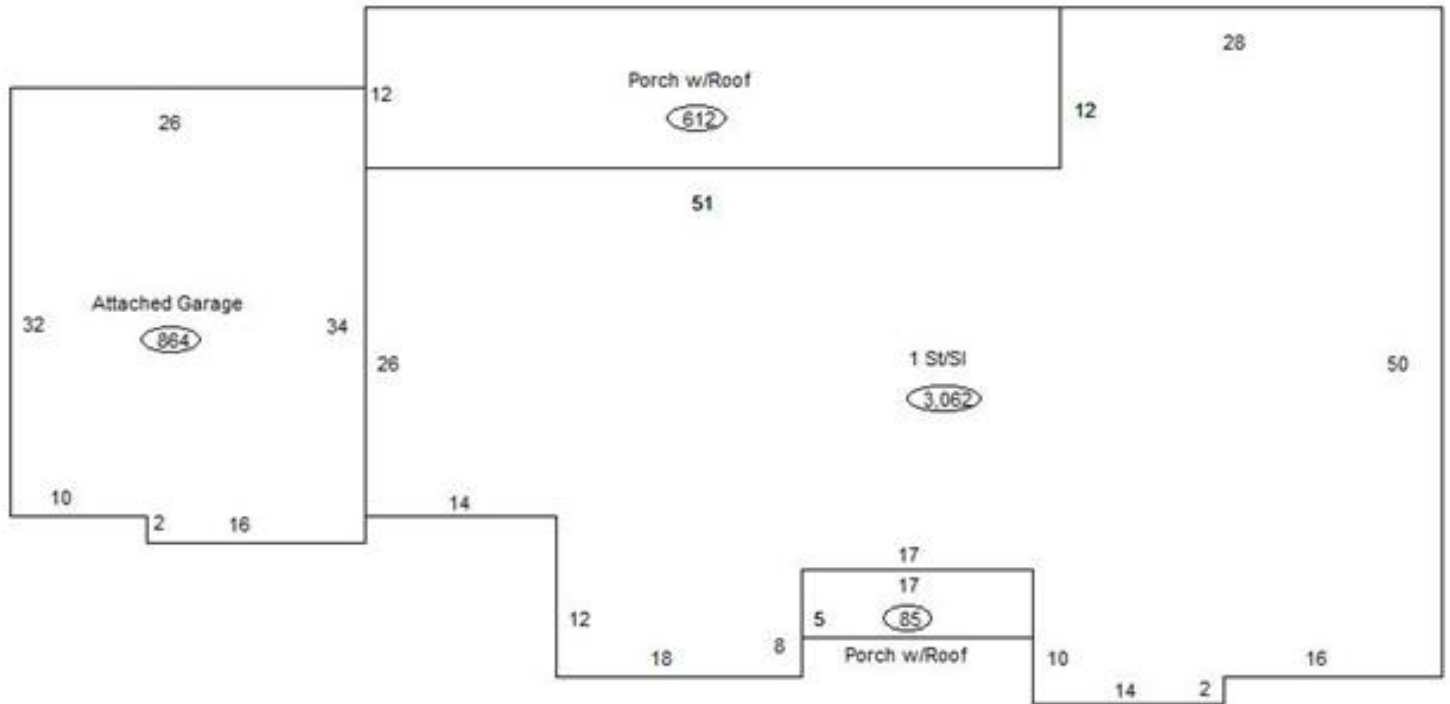
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,062	1.000	3,062
2	G	1		13	Attached Garage	864	1.000	864
3	M	PRCH		13	SLBC	612	1.000	612
4	M	PRCH		13	SLBC	85	1.000	85
Total Building Area						3,062		3,062



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x20x0			280
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 280)	1,310		1,310	131	1,179