



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	660004716								
Parcel ID	22N17E-05-2-00000-000-0000								
Cadastral ID	05-22-17-01700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	330987								
WINSLOW, THOMAS & KANDY									
13225 S 4200 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	13225 S 4200 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	5 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.42016960 -95.52293606									
S2 S2 NW NW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R21- NEW 911 ADDRESS	06/2020	01/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HARRIS, DONALD L & RITA M	06/12/2020	90,000	17					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2021	Land Value	129,040	115,493	11%	12,704	Assessed	30,556	
Year Frozen	0	Improvements	45,915	45,915		5,050	Penalty	0	
Uncapped Value	0	Mobile Home	116,385	116,385		12,802	Exemption	1,000	
TIF Project ID	0	Total Value	291,340	277,793		30,556	Total Taxable	29,556	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004716	WINSLOW, THOMAS & KANDY	70	292,104	1000	28,667	2,927.00		
2024	2024-660004716	WINSLOW, THOMAS & KANDY	70	323,464	1000	27,803	2,911.00		
2023	2023-660004716	WINSLOW, THOMAS & KANDY	70	254,221	1000	26,964	2,825.00		
2022	2022-660004716	WINSLOW, THOMAS & KANDY	70	261,700	1000	27,786	2,921.00		
2021	2021-660004716	WINSLOW, THOMAS & KANDY	70	263,271	1000	27,959	2,863.00		
2020	2020-660004716	WINSLOW, THOMAS & KANDY	70	12,223	0	1,314	139.00		
2019	2019-660004716	HARRIS, DONALD L & RITA M	70	11,601	0	1,276	135.00		
2018	2018-660004716	HARRIS, DONALD L & RITA M	70	12,223	0	1,337	139.00		
2017	2017-660004716	HARRIS, DONALD L & RITA M	70	11,808	0	1,298	136.00		
2016	2016-660004716	HARRIS, DONALD L & RITA M	70	12,499	0	1,374	148.00		
2015	2015-660004716	HARRIS, DONALD L & RITA M	70	12,278	0	1,350	145.00		
2014	2014-660004716	HARRIS, DONALD L & RITA M	70	12,499	0	1,374	145.00		
2013	2013-660004716	HARRIS, DONALD L & RITA M	70	12,499	0	1,374	142.00		



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	9.8493							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	429,038.00 x .30 = 129,040							
Factor Value								
Adjustments	1.0000							
Lot Value	129,040							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	129,040			
Cost Approach		Manual : 01/2025		Indicated Value	129,040			
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements	25,694			
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	154,734			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0		0.00 Total Value Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 129,040					
Total Area	x	Indicated Value	= 129,040					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	DETACHED GARAGE	28x36x8	Concrete	Composition Shingle	1,008
	Qual 4.5	Cond 4	Year 2000	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (40.46 x 1,008)	40,784	40,784	15,090	25,694



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 75 x 30
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,250 / 2,250
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	FULL -
Year/Eff Age	2019 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	41.32	Total Misc Impr	+	0			
Roofing Adj	+ 3.80	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	125,145			
Heat/Cool Adj	+ 3.04	Depreciation (7%)	-	8,760			
Plumbing Adj	+ 7.46	Lump Sums	+	20,221			
Basement Adj	+ 0.00	RCNLD	=	136,606			
Adj Base Cost	= 55.62	Lot Value	+				
Total Area	x 2,250	Indicated Value	=	136,606			
Adjusted Cost	= 125,145	Value Per SqFt		60.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,606		
Lot Value			
Indicated Value	136,606	60.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	136,606	60.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	163838	36x14		504	23.71		11,950
WODC	Wood Deck - Covered	163839	8x4		32	74.68		2,390
WODO	Wood Deck - Open	163840	184		184	31.96		5,881



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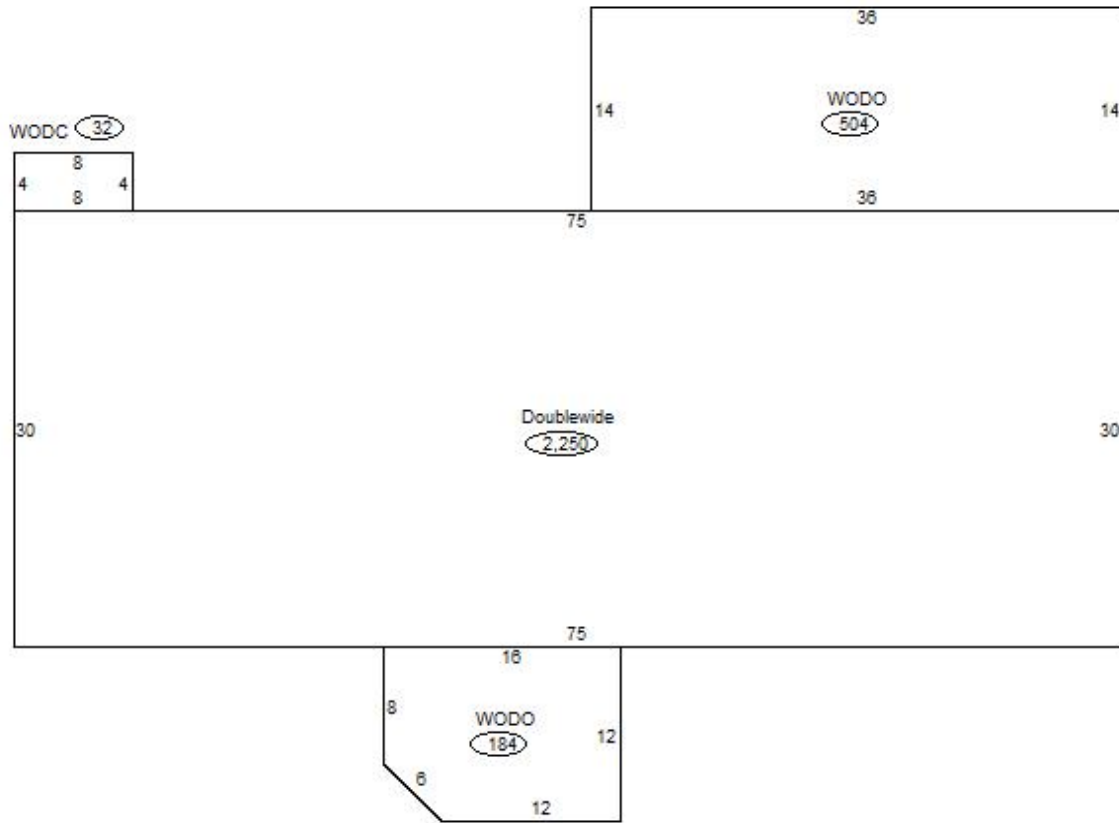
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	2,250	1.000	2,250
2	M	WODO		13	WODO	504	1.000	504
3	M	WODC		13	WODC	32	1.000	32
4	M	WODO		13	WODO	184	1.000	184
Total Building Area						2,250		2,250