



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 660006203 Parcel ID 000000-00-0-10470-002-0004 Cadastral ID 07-21-16-05380 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335276 MULLINAX, JEFFERY & JESSICA 2303 RIDGEVIEW LN CLAREMORE OK 74017-0000 Parcel Location Situs 02303 E RIDGEVIEW LN Subdivision WESTWOOD ESTATES I Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS | | | | | <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0036. 5/9/2023</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.30984199 -95.63744354 | | | | | | | | | | | | | | | | | | | |
| LOT 4 BLOCK 2 WESTWOOD ESTATES I | | | | | Building Permits <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 | No | 1,000 | | / | WILKEN, MATTHEW JOHN & WHEELER, DON C JR & | 07/27/2021 09/15/2008 | 240,000 127,000 83,000 | YES YES No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | |
| Remove Cap | 2022 | | Land Value 91,632 | 91,632 | 11% | 10,080 | Assessed | 27,260 | 2,519.64 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements 156,178 | 156,178 | | 17,180 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 247,810 | 247,810 | | 27,260 | Total Taxable | 27,260 | 2,520.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660006203 | MULLINAX, JEFFERY & | | | 17 | 242,898 | 0 | 26,719 | 2,470.00 | | | | | | | | | | |
| 2024 | 2024-660006203 | MULLINAX, JEFFERY & | | | 17 | 246,559 | 0 | 27,122 | 2,507.00 | | | | | | | | | | |
| 2023 | 2023-660006203 | MULLINAX, JEFFERY & | | | 17 | 240,000 | 0 | 26,400 | 2,418.00 | | | | | | | | | | |
| 2022 | 2022-660006203 | MULLINAX, JEFFERY & | | | 17 | 240,000 | 0 | 26,400 | 2,444.00 | | | | | | | | | | |
| 2021 | 2021-660006203 | MULLINAX, JEFFERY & | | | 17 | 150,627 | 1000 | 14,743 | 1,302.00 | | | | | | | | | | |
| 2020 | 2020-660006203 | WILKEN, MATTHEW JOHN & | | | 17 | 151,956 | 1000 | 14,284 | 1,308.00 | | | | | | | | | | |
| 2019 | 2019-660006203 | WILKEN, MATTHEW JOHN & | | | 17 | 141,174 | 1000 | 13,839 | 1,282.00 | | | | | | | | | | |
| 2018 | 2018-660006203 | WILKEN, MATTHEW JOHN & | | | 17 | 147,618 | 1000 | 13,407 | 1,239.00 | | | | | | | | | | |
| 2017 | 2017-660006203 | WILKEN, MATTHEW JOHN & | | | 17 | 146,396 | 1000 | 12,987 | 1,193.00 | | | | | | | | | | |
| 2016 | 2016-660006203 | WILKEN, MATTHEW JOHN & | | | 17 | 142,613 | 1000 | 12,580 | 1,181.00 | | | | | | | | | | |
| 2015 | 2015-660006203 | WILKEN, MATTHEW JOHN & | | | 17 | 125,196 | 1000 | 12,185 | 1,099.00 | | | | | | | | | | |
| 2014 | 2014-660006203 | WILKEN, MATTHEW JOHN & | | | 17 | 129,518 | 1000 | 11,801 | 1,094.00 | | | | | | | | | | |
| 2013 | 2013-660006203 | WILKEN, MATTHEW JOHN & | | | 17 | 124,142 | 1000 | 11,428 | 1,046.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1180 #1 | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count 1 Units Buildable 10500 Non-Ag Acres 0.5634 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 24,543.00 x 3.73 = 91,632 Factor Value Adjustments 1.0000 Lot Value 91,632 | | |

| Residential Data | |
|------------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | R3 Res Nbhd 3 |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 20% Frame, Siding, Wood 80% Veneer, Stone |
| Base/Total Area | 1,429 / 2,297 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 10 / |
| Bed/F/H Bath | 3 / 2.5 / |
| Basement Area | |
| Garage Type | 506 Attached Garage - Unfinished 2 Stalls |
| Remodel | |
| Year/Eff Age | 1972 / 41 |

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| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|------------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 234,645 | 102.15 | Per SqFt |

| Direct Comparables | | | |
|-------------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 210,600 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| Base Cost | 92.96 | Total Misc Impr | + 13,258 | | | | |
| Roofing Adj | + 3.01 | Garage Cost | + 16,086 | | | | |
| Subfloor Adj | + 0.00 | Total RCN | = 292,994 | | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (47%) | - 137,707 | | | | |
| Plumbing Adj | + 6.17 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 155,287 | | | | |
| Adj Base Cost | = 114.78 | Lot Value | + 91,632 | | | | |
| Total Area | x 2,297 | Indicated Value | = 246,919 | | | | |
| Adjusted Cost | = 263,650 | Value Per SqFt | 107.50 | | | | |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 155,287 | | |
| Lot Value | 91,632 | | |
| Indicated Value | 246,919 | 107.50 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 891 | | |
| Total Value | 247,810 | 107.88 | 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 | 5,615.40 | 5,615 |
| PRCH | SLAB PORCH - COVERED | 14928 | 10x7 | | 70 | 26.71 | 1,870 |
| PRCH | SLAB PORCH - COVERED | 14930 | 22x10 | | 220 | 26.24 | 5,773 |



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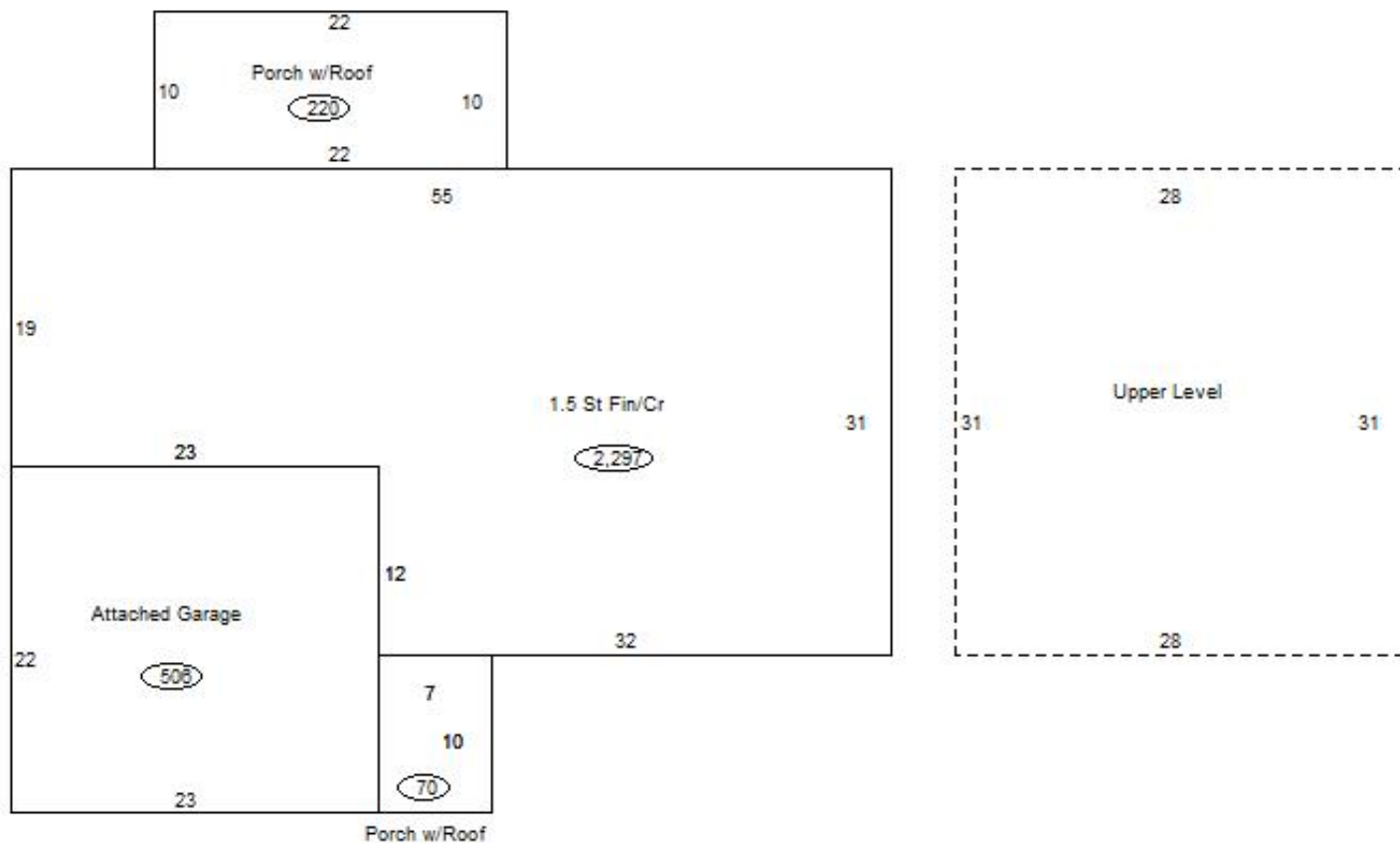
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 5 | Crawl | 13 | 1.5 St Fin/Cr | 1,429 | 1.607 | 2,297 |
| 2 | G | 1 | | 13 | Attached Garage | 506 | 1.000 | 506 |
| 3 | M | PRCH | | 13 | SLBC | 70 | 1.000 | 70 |
| 4 | U | ^UL | Overhang | 13 | Upper Level | 868 | 1.000 | 868 |
| 5 | M | PRCH | | 13 | SLBC | 220 | 1.000 | 220 |
| Total Building Area | | | | | | 1,429 | | 2,297 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|--------------------------|-----------------------|------------|--------------------------------|--------------|
| | STF | STG FAIR | 28x10x0 | | | 280 |
| | Qual 2 | Cond 2 | Year 2019 | Eff Age 7 | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (32% Phys/ % Func) | RCNLD |
| | | Base Cost (4.68 x 280) | 1,310 | 1,310 | 419 | 891 |
| | STF | STG FAIR | 0x0x0 | | | |
| | Qual 2 | Cond | Year | Eff Age | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | | Base Cost (4.68 x) | | | | |