



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	660006204								
Parcel ID	000000-00-0-10470-002-0005								
Cadastral ID	07-21-16-05390								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	58954								
CLINE, OCIE MARIE									
2302 RIDGEVIEW LANE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	02302 E RIDGEVIEW LN								
Subdivision	WESTWOOD ESTATES I								
Lot/Block	0005 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31027593 -95.63746178									
Building Permits									
LOT 5 BLOCK 2 WESTWOOD ESTATES I									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	75,335	33,986	11%	3,738	Assessed	12,302	1,137.07
Year Frozen	2005	Improvements	172,565	77,851		8,564	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	247,900	111,837		12,302	Total Taxable	11,302	1,045.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006204	CLINE, HAROLD LEE	17	242,314	1000	11,302	1,045.00		
2024	2024-660006204	CLINE, HAROLD LEE	17	254,104	1000	11,302	1,045.00		
2023	2023-660006204	CLINE, HAROLD LEE	17	192,595	1000	11,302	1,035.00		
2022	2022-660006204	CLINE, HAROLD LEE	17	170,440	1000	11,303	1,046.00		
2021	2021-660006204	CLINE, HAROLD LEE	17	180,852	1000	11,302	998.00		
2020	2020-660006204	CLINE, HAROLD LEE	17	177,838	1000	11,302	1,035.00		
2019	2019-660006204	CLINE, HAROLD LEE	17	173,528	1000	11,302	1,047.00		
2018	2018-660006204	CLINE, HAROLD LEE	17	179,226	1000	11,302	1,044.00		
2017	2017-660006204	CLINE, HAROLD LEE	17	177,698	1000	11,303	1,038.00		
2016	2016-660006204	CLINE, HAROLD LEE	17	172,919	1000	11,302	1,061.00		
2015	2015-660006204	CLINE, HAROLD LEE	17	167,007	1000	11,302	1,019.00		
2014	2014-660006204	CLINE, HAROLD LEE	17	168,421	1000	11,302	1,048.00		
2013	2013-660006204	CLINE, HAROLD LEE	17	158,589	1000	11,302	1,034.00		



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.4167		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	18,153.00 x 4.15 =	75,335	
Factor Value			
Adjustments	1.0000		
Lot Value		75,335	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0037. 5/9/2023

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	100% Veneer, Masonry
Base/Total Area	1,834 / 2,498
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	1,834
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	558 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1973 / 40

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	254,078 101.71 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	283,310 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	172,565
Lot Value	75,335
Indicated Value	247,900 99.24 Per SqFt
Agland Value	
Site Improvements	
Total Value	247,900 99.24 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	95.13	Total Misc Impr	+	13,242
Roofing Adj	+ 3.91	Garage Cost	+	17,354
Subfloor Adj	+ -1.68	Total RCN	=	319,565
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	147,000
Plumbing Adj	+ 5.68	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	172,565
Adj Base Cost	= 115.68	Lot Value	+	75,335
Total Area	x 2,498	Indicated Value	=	247,900
Adjusted Cost	= 288,969	Value Per SqFt		99.24

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
PATO	SLAB PORCH - OPEN	14933	18x13		234	9.98		2,335
PRCH	SLAB PORCH - COVERED	14934	88		88	26.65		2,345
PATO	SLAB PORCH - OPEN	14936	28x12		336	8.77		2,947



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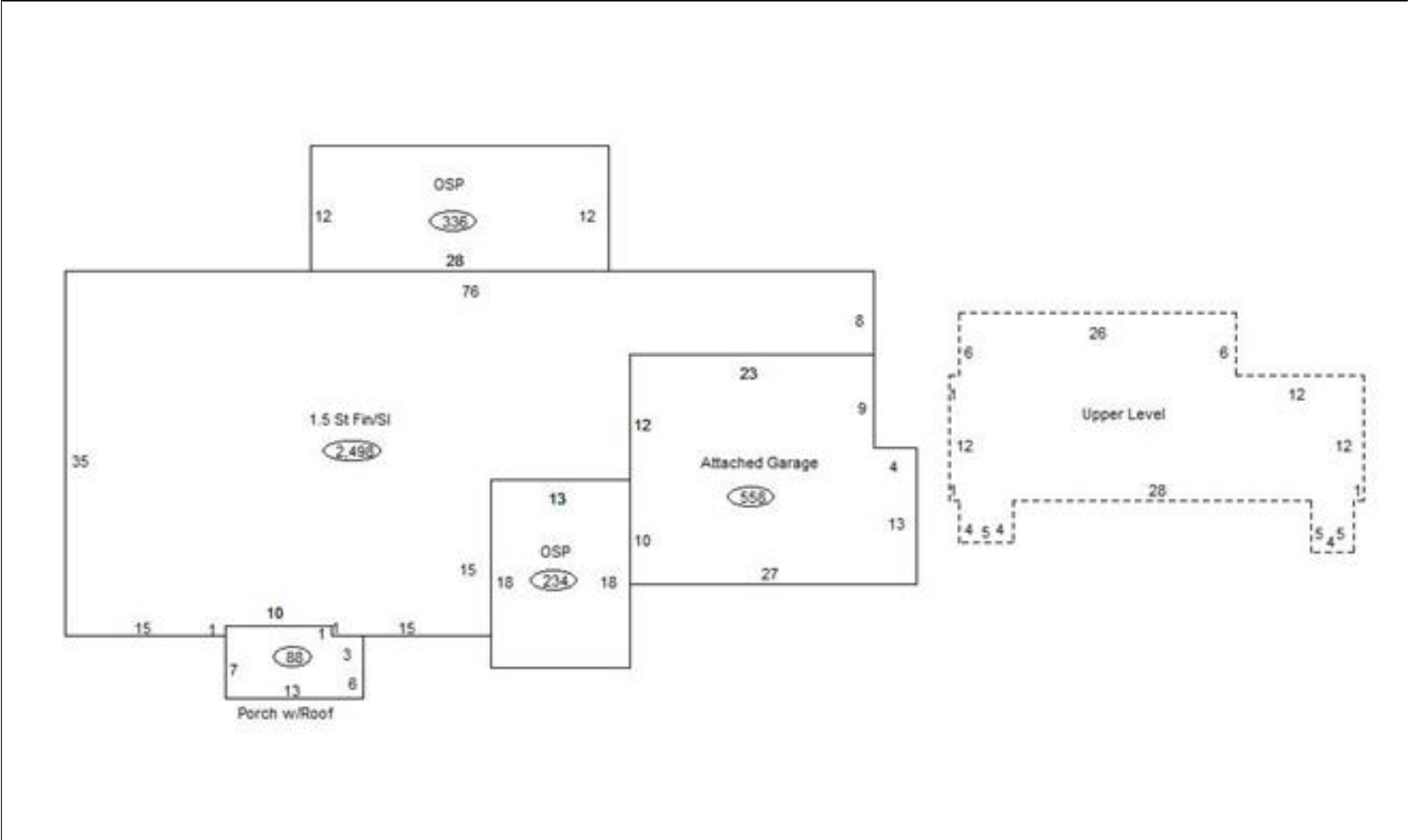
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Sketch Image

660006204



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,834	1.362	2,498
2	G	1		13	Attached Garage	558	1.000	558
3	M	PATO		13	Open Slab	234	1.000	234
4	M	PRCH		13	SLBC	88	1.000	88
5	U	^UL	Overhang	13	Upper Level	664	1.000	664
6	M	PATO		13	Open Slab	336	1.000	336
Total Building Area						1,834		2,498