



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:51:53  
Page 1

Assessment Data					Primary Image				
Account	660006206								
Parcel ID	000000-00-0-10470-002-0007								
Cadastral ID	07-21-16-05410								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	319827								
MCLAUGHLIN, RACHEL									
2310 RIDGEVIEW LN CLAREMORE OK 74017-0000									
Parcel Location									
Situs	02310 E RIDGEVIEW LN								
Subdivision	WESTWOOD ESTATES I								
Lot/Block	0007 / 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: 36.31041820 -95.63804961									
Building Permits									
LOT 7 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
					2587/560	SEC OF HUD	10/20/2016	0	3
					2570/930	WELLS FARGO BANK NA	07/19/2016	0	3
					2560/626	SOLTERO, JOSE &	06/15/2016	0	10
					2118/938	CARMICHAEL, JOHN H & JAN E	07/22/2010	150,000	YES
					1033/623	BETZ, ROBERT S &	07/26/1996	105,000	Yes
					889/393	SHOOK, JOSEPH W	08/11/1992	80,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2017	Land Value	60,640	32,120	11%	3,533	Assessed	20,201	1,867.18
Year Frozen	0	Improvements	161,524	151,527		16,668	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	222,164	183,647		20,201	Total Taxable	19,201	1,775.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660006206	MCLAUGHLIN, RACHEL			17	216,865	1000	18,613	1,720.00
2024	2024-660006206	MCLAUGHLIN, RACHEL			17	228,388	1000	18,041	1,667.00
2023	2023-660006206	MCLAUGHLIN, RACHEL			17	185,558	1000	17,487	1,602.00
2022	2022-660006206	MCLAUGHLIN, RACHEL			17	163,170	1000	16,949	1,569.00
2021	2021-660006206	MCLAUGHLIN, RACHEL			17	168,685	1000	17,555	1,550.00
2020	2020-660006206	MCLAUGHLIN, RACHEL			17	169,855	1000	17,314	1,585.00
2019	2019-660006206	MCLAUGHLIN, RACHEL			17	161,641	1000	16,781	1,554.00
2018	2018-660006206	MCLAUGHLIN, RACHEL			17	166,688	1000	17,336	1,602.00
2017	2017-660006206	MCLAUGHLIN, RACHEL			17	165,297	1000	17,183	1,578.00
2016	2016-660006206	SEC OF HUD			17	160,957	0	17,705	1,662.00
2015	2015-660006206	SOLTERO, JOSE &			17	155,800	0	17,138	1,546.00
2014	2014-660006206	SOLTERO, JOSE &			17	158,794	0	17,243	1,599.00
2013	2013-660006206	SOLTERO, JOSE &			17	149,292	0	16,422	1,503.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:51:53  
 Page 2

Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.3355	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	14,612.00 x 4.15 = 60,640	
Factor Value		
Adjustments	1.0000	
Lot Value	60,640	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,190 / 2,190
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,190
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	473 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG\_0040. 5/9/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	224,697	102.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	252,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.23	Total Misc Impr	+	8,965			
Roofing Adj	+ 4.59	Garage Cost	+	15,264			
Subfloor Adj	+ -2.19	Total RCN	=	299,118			
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	-	137,594			
Plumbing Adj	+ 5.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	161,524			
Adj Base Cost	= 125.52	Lot Value	+	60,640			
Total Area	x 2,190	Indicated Value	=	222,164			
Adjusted Cost	= 274,889	Value Per SqFt		101.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,524		
Lot Value	60,640		
Indicated Value	222,164	101.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,164	101.44	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
PATO	SLAB PORCH - OPEN	14944	17x11		187	10.67		1,995
PATO	SLAB PORCH - OPEN	14945	12x10		120	11.29		1,355



# Rogers

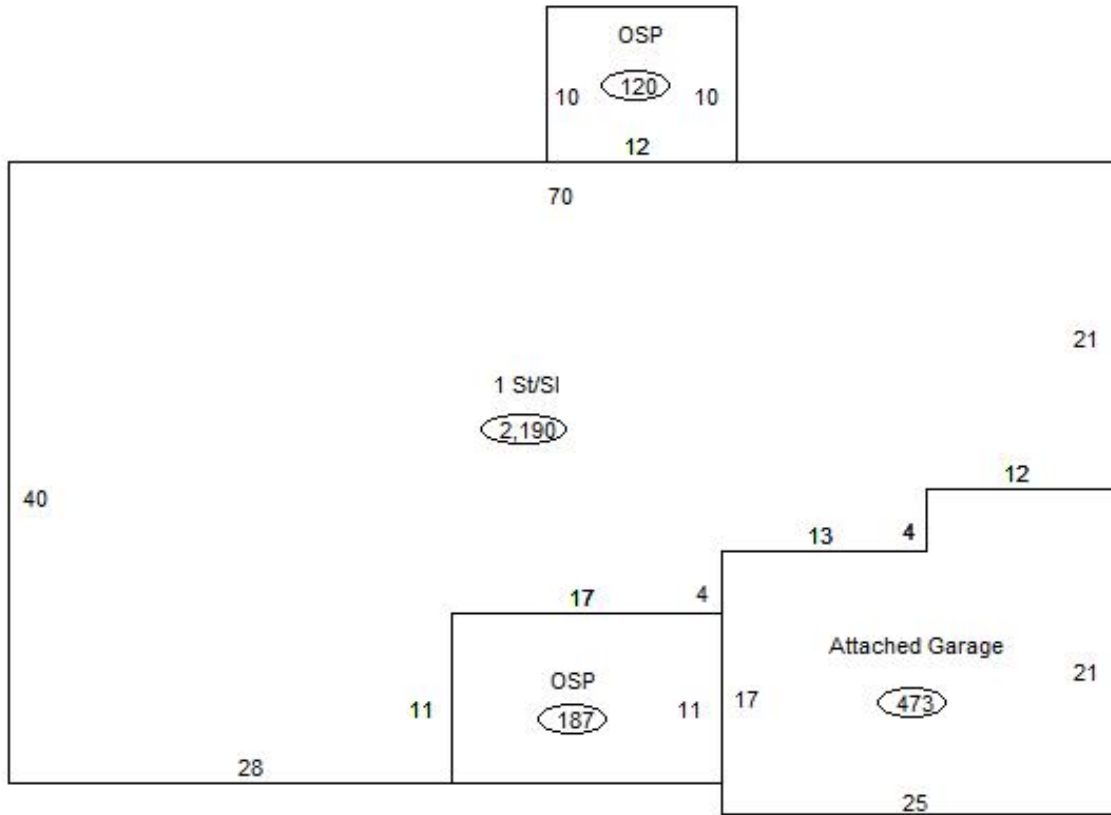
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:51:53  
 Page 3

### Sketch Image

660006206



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,190	1.000	2,190
2	G	1		13	Attached Garage	473	1.000	473
3	M	PATO		13	Open Slab	187	1.000	187
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						2,190		2,190