




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 660006216 Parcel ID 000000-00-0-10470-003-0006 Cadastral ID 07-21-16-05510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348205 CORTESE FAMILY TRUST 308 RIDGEVIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 00308 RIDGEVIEW DR Subdivision WESTWOOD ESTATES I Lot/Block 0006 / 0003 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_0056. 5/9/2023</p>																																																	
Legal Description Lat/Long: 36.31257507 -95.63814399																																																						
LOT 6 BLOCK 3 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																																													
					/	CORTESE, CHRISTINE A &	09/19/2025	0	4																																													
					/	LADD, JEREMY B &	01/31/2025	375,000	PQ																																													
					2065/846	JOHNSTON, DORALESE P	10/23/2009	192,000	YES																																													
					1960/545	JOHNSTON, DORALESE P	06/12/2008	0	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 143,207</td> <td>143,207</td> <td>11%</td> <td>15,753</td> <td>Assessed</td> <td>41,250</td> <td>3,812.74</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 231,795</td> <td>231,795</td> <td> </td> <td>25,497</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 375,002</td> <td>375,002</td> <td> </td> <td>41,250</td> <td>Total Taxable</td> <td>41,250</td> <td>3,813.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2026	Land Value 143,207	143,207	11%	15,753	Assessed	41,250	3,812.74	Year Frozen	0	Improvements 231,795	231,795		25,497	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 375,002	375,002		41,250	Total Taxable	41,250	3,813.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006216	CORTESE FAMILY TRUST	17	289,282	0	23,859	2,205.00																																															
2024	2024-660006216	LADD, JEREMY B &	17	316,585	0	22,722	2,100.00																																															
2023	2023-660006216	LADD, JEREMY B &	17	215,970	0	21,641	1,982.00																																															
2022	2022-660006216	LADD, JEREMY B &	17	187,365	0	20,610	1,908.00																																															
2021	2021-660006216	LADD, JEREMY B &	17	217,869	0	23,966	2,116.00																																															
2020	2020-660006216	LADD, JEREMY B &	17	216,557	0	23,700	2,170.00																																															
2019	2019-660006216	LADD, JEREMY B &	17	205,191	0	22,571	2,091.00																																															
2018	2018-660006216	LADD, JEREMY B &	17	211,708	0	23,288	2,152.00																																															
2017	2017-660006216	LADD, JEREMY B &	17	209,772	0	23,075	2,119.00																																															
2016	2016-660006216	LADD, JEREMY B &	17	204,038	0	22,444	2,107.00																																															
2015	2015-660006216	LADD, JEREMY B &	17	198,191	0	21,801	1,966.00																																															
2014	2014-660006216	LADD, JEREMY B &	17	202,127	0	22,064	2,046.00																																															
2013	2013-660006216	LADD, JEREMY B &	17	191,029	0	21,013	1,923.00																																															



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.6271	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	27,315.00 x 3.55 = 96,899	
Factor Value		
Adjustments	1.4779	
Lot Value	143,207	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	924 / 2,936
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	924
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	812 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	391,258	133.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	301,710		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,295		
Lot Value	143,207		
Indicated Value	367,502	125.17	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	375,002	127.73	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.79	Total Misc Impr	+	21,533			
Roofing Adj	+ 2.15	Garage Cost	+	36,881			
Subfloor Adj	+ -1.64	Total RCN	=	393,676			
Heat/Cool Adj	+ 16.31	Depreciation (45%)	-	177,154			
Plumbing Adj	+ 8.58	Lump Sums	+	7,773			
Basement Adj	+ 0.00	RCNLD	=	224,295			
Adj Base Cost	= 114.19	Lot Value	+	143,207			
Total Area	x 2,936	Indicated Value	=	367,502			
Adjusted Cost	= 335,262	Value Per SqFt		125.17			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	14987	33x8		264	32.05		8,461
PRCH	SLAB PORCH - COVERED	14988	30x6		180	32.38		5,828
WODO	WOOD DECK - OPEN	14989	1051		1,051	21.13	65%	7,773



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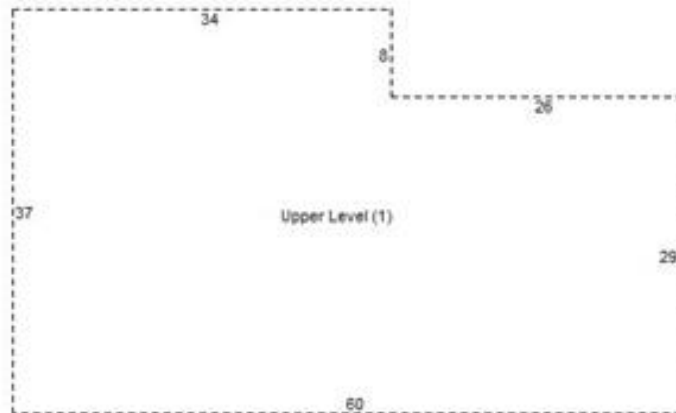
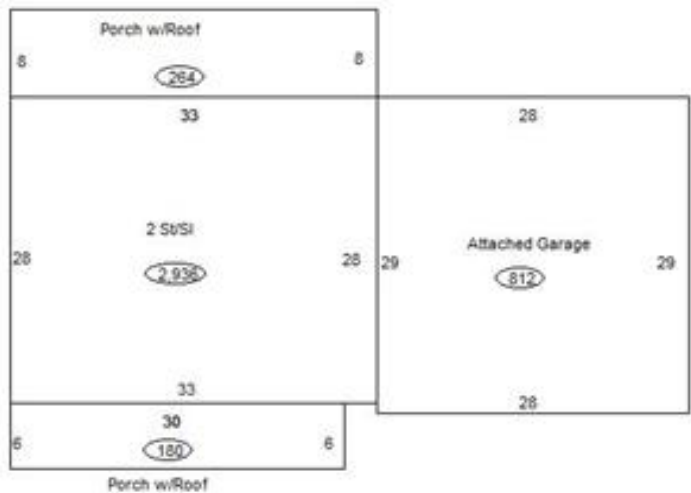
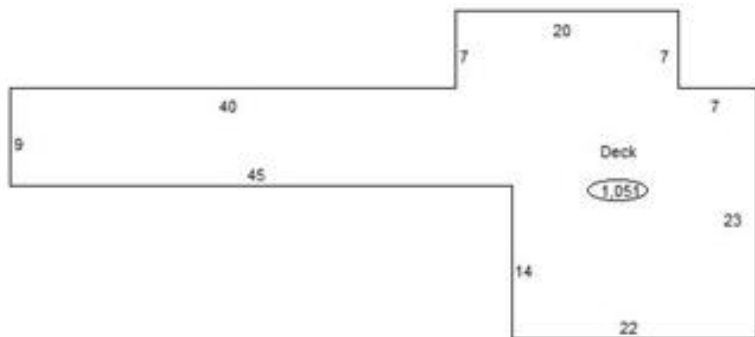
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	924	3.177	2,936
2	G	1		13	Attached Garage	812	1.000	812
3	M	PRCH		13	SLBC	264	1.000	264
4	M	PRCH		13	SLBC	180	1.000	180
5	M	WODO		13	WODO	1,051	1.000	1,051
6	U	^UL		13	Upper Level (1)	2,012	1.000	2,012
Total Building Area						924		2,936



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	17,500	7,500