



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:39:23  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660006287 <b>Parcel ID</b> 000000-00-0-10480-013-0010 <b>Cadastral ID</b> 07-21-16-06220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 271053 SANTOS, RANDY IVAN  PO BOX 1972 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 02502 TRAILWOOD DR <b>Subdivision</b> WESTWOOD ESTATES III <b>Lot/Block</b> 0010 / 0013 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																			
<b>Legal Description</b> Lot/Long: 36.31294551 -95.64087176																			
<b>Building Permits</b>					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
LOT 10 BLOCK 13 WESTWOOD ESTATES III					/	FEDERAL HOME LOAN MORT CORP	10/21/2019	84,500	3										
					/	SMITH, JOHNNY D &	10/02/2019	0	10										
					1713/103	MATHESON, SCOTT D	06/20/2005	112,000	YES										
					1180/552	IAMS, JODY D & BROOKE M	06/24/1999	90,000	Yes										
					994/196	KISSEE, STEPHEN J	06/30/1995	82,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2020	<b>Land Value</b>	40,666	31,028	11%	3,413	<b>Assessed</b>	16,089	1,487.11										
<b>Year Frozen</b>	0	<b>Improvements</b>	119,016	115,235		12,676	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	159,682	146,263		16,089	<b>Total Taxable</b>	16,089	1,487.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660006287	SANTOS, RANDY IVAN			17	155,853	0	15,323	1,416.00										
2024	2024-660006287	SANTOS, RANDY IVAN			17	164,111	0	14,594	1,349.00										
2023	2023-660006287	SANTOS, RANDY IVAN			17	147,059	0	13,898	1,273.00										
2022	2022-660006287	SANTOS, RANDY IVAN			17	120,333	0	13,237	1,225.00										
2021	2021-660006287	SANTOS, RANDY IVAN			17	126,605	0	13,927	1,230.00										
2020	2020-660006287	SANTOS, RANDY IVAN			17	127,501	0	14,025	1,284.00										
2019	2019-660006287	SMITH, JOHNNY D &			17	121,600	0	13,376	1,239.00										
2018	2018-660006287	SMITH, JOHNNY D &			17	125,178	0	13,770	1,272.00										
2017	2017-660006287	SMITH, JOHNNY D &			17	124,155	0	13,657	1,254.00										
2016	2016-660006287	SMITH, JOHNNY D &			17	121,083	0	13,319	1,250.00										
2015	2015-660006287	SMITH, JOHNNY D &			17	119,924	0	13,192	1,190.00										
2014	2014-660006287	SMITH, JOHNNY D &			17	122,173	0	13,439	1,246.00										
2013	2013-660006287	SMITH, JOHNNY D &			17	116,425	0	12,807	1,172.00										




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Date 04/17/2026  
Time 02:39:24  
Page 2

Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 13998 <b>Non-Ag Acres</b> 0.2249 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,799.00 x 4.15 = 40,666 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 40,666		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,537 / 1,537
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,537
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	441 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	158,552	103.16	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	186,720		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	119,016		
<b>Lot Value</b>	40,666		
<b>Indicated Value</b>	159,682	103.89	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	159,682	103.89	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.79	<b>Total Misc Impr</b>	+ 7,673				
<b>Roofing Adj</b>	+ 4.39	<b>Garage Cost</b>	+ 12,507				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 216,393				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 45%)</b>	- 97,377				
<b>Plumbing Adj</b>	+ 9.16	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 119,016				
<b>Adj Base Cost</b>	= 127.66	<b>Lot Value</b>	+ 40,666				
<b>Total Area</b>	x 1,537	<b>Indicated Value</b>	= 159,682				
<b>Adjusted Cost</b>	= 196,213	<b>Value Per SqFt</b>	103.89				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	15282	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	15283	20x10		200	9.98		1,996



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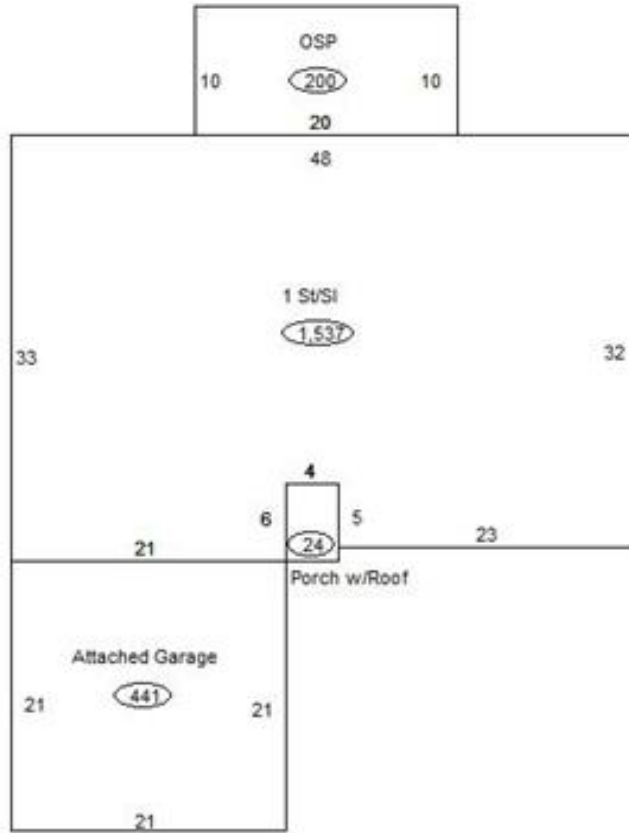
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Date 04/17/2026  
 Time 02:39:24  
 Page 3

Sketch Image

660006287



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,537	1.000	1,537
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	200	1.000	200
<b>Total Building Area</b>						1,537		1,537