



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image				
Account	660012778								
Parcel ID	000000-00-0-00159-001-0031								
Cadastral ID	12-21-17-02190								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	338688								
RITZENDOLLAR, DANIEL JOSEPH & BRITTANY DANELLE									
21312 E ROBIN WAY CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21306 E ROBIN WAY								
Subdivision	CIRCLE H RANCH								
Lot/Block	0031 / 0001	Parcel Size .75 - Lots							
Sec/Twn/Rng	12 / 21 / 17 / 5								
Neighborhood	1215 - R-V03-SE SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.31034994 -95.44622719									
Building Permits									
LOT 31 BLOCK 1 CIRCLE H RANCH LESS NE/4									
Number	Description	Opened	Closed	Amount					
R20	R22- NEW 911 ADDRESS	06/2020	09/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BEAM, JAMES & INEZ	05/20/2022	132,000	WG					
/	PHIPPS, ROBERT & MICHELLE	07/14/2020	14,000	YES					
/	HULETT, WILLIAM J	05/19/2020	10,000	YES					
1986/513	ASHWORTH, JACK RICHARD &	10/17/2008	0	4					
1985/418	CIRCLE H RANCH	01/24/1992	9,000						
609/37	ASHWORTH, JACK R	09/16/1981	2,000						
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2021	Land Value	14,000	14,000	11%	1,540	Assessed	1,540	
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	14,000	14,000		1,540	Total Taxable	1,540	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012778	RITZENDOLLAR, DANIEL JOSEPH &	94	14,000	0	1,540	151.00		
2024	2024-660012778	RITZENDOLLAR, DANIEL JOSEPH &	94	14,000	0	1,540	162.00		
2023	2023-660012778	RITZENDOLLAR, DANIEL JOSEPH &	94	14,000	0	1,540	165.00		
2022	2022-660012778	RITZENDOLLAR, DANIEL JOSEPH &	94	14,000	0	1,540	166.00		
2021	2021-660012778	BEAM, JAMES & INEZ	94	14,000	0	1,540	161.00		
2020	2020-660012778	BEAM, JAMES & INEZ	94	11,250	0	1,238	129.00		
2019	2019-660012778	HULETT, WILLIAM J	94	11,250	0	1,238	127.00		
2018	2018-660012778	HULETT, WILLIAM J	94	11,250	0	1,238	128.00		
2017	2017-660012778	HULETT, WILLIAM J	94	11,250	0	1,238	127.00		
2016	2016-660012778	HULETT, WILLIAM J	94	11,250	0	1,238	126.00		
2015	2015-660012778	HULETT, WILLIAM J	94	11,250	0	1,238	129.00		
2014	2014-660012778	HULETT, WILLIAM J	94	64,435	1000	5,781	601.00		
2013	2013-660012778	HULETT, WILLIAM J	94	61,998	1000	5,583	573.00		



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Lot Data		Square-Foot - NBHD 1215 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.703							
Topography								
Street Access								
Utilities								
Amenities	HYW FRONTAGE	0	0					
Method	Square-Foot							
Base Lot Value	74,182.00 x .18 = 13,305							
Factor Value								
Adjustments	1.0522							
Lot Value	14,000							
Residential Data				660012778_001.JPG 1/18/2026				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	14,000			
Cost Approach				Indicated Value	14,000 0.00 Per SqFt			
Manual : 01/2025				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	14,000 0.00 Total Value Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 14,000					
Total Area	x	Indicated Value	= 14,000					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value