



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 660013819 Parcel ID 000000-00-0-00933-001-0023 Cadastral ID 14-21-15-02760 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 310232 THILTGEN, LADONNA & WAYNE D 21525 S WESSON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 21525 S WESSON AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0023 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0009. 7/28/2022</p>														
Legal Description Lat/Long: 36.29967431 -95.67826180																			
LOT 23 BLOCK 1 WINCHESTER HEIGHTS					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>R2014 10 5</td> <td>R15-NEW 768 SQ FT DETACH GARAGI</td> <td>10/2014</td> <td>12/2014</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 10 5	R15-NEW 768 SQ FT DETACH GARAGI	10/2014	12/2014	15,000
Number	Description	Opened	Closed	Amount															
R2014 10 5	R15-NEW 768 SQ FT DETACH GARAGI	10/2014	12/2014	15,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	LESHER, LADONNA	09/09/2019	0	4										
					2344/356	SEC OF HUD	07/19/2013	0	1										
					2287/119	MORGAN, BRIAN &	09/27/2012	0	10										
					2102/623	ELLISON, SHAWN F &	05/06/2010	177,000	YES										
					1795/151	PRATT, WILLIAM S &	07/28/2006	167,000	YES										
					1590/690	JEPSON, WILLIAM M	05/17/2004	156,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2014	Land Value	92,443	62,393	11%	6,863	Assessed	21,942	2,028.10										
Year Frozen	2024	Improvements	203,111	137,088		15,079	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	295,554	199,481		21,942	Total Taxable	20,942	1,936.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013819	THILTGEN, LADONNA &			18	282,541	1000	20,942	1,936.00										
2024	2024-660013819	THILTGEN, LADONNA &			18	275,654	1000	20,943	1,936.00										
2023	2023-660013819	THILTGEN, LADONNA &			18	193,950	1000	20,304	1,860.00										
2022	2022-660013819	THILTGEN, LADONNA &			18	188,031	1000	19,683	1,822.00										
2021	2021-660013819	THILTGEN, LADONNA &			18	196,043	1000	20,565	1,816.00										
2020	2020-660013819	THILTGEN, LADONNA &			18	192,915	1000	20,221	1,852.00										
2019	2019-660013819	THILTGEN, LADONNA &			18	187,929	1000	19,672	1,822.00										
2018	2018-660013819	LESHER, LADONNA			18	200,058	1000	21,006	1,941.00										
2017	2017-660013819	LESHER, LADONNA			18	197,828	1000	20,761	1,904.00										
2016	2016-660013819	LESHER, LADONNA			18	193,450	1000	20,271	1,900.00										
2015	2015-660013819	LESHER, LADONNA			18	187,744	1000	19,652	1,769.00										
2014	2014-660013819	LESHER, LADONNA			18	177,748	1000	18,552	1,720.00										
2013	2013-660013819	LESHER, MICHAEL &			18	178,215	0	19,604	1,794.00										



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4464	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	63,004.00 x 1.47 = 92,443	
Factor Value		
Adjustments	1.0000	
Lot Value	92,443	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,332 / 2,228
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,332
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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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	290,318	130.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	339,750		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,007		
Lot Value	92,443		
Indicated Value	255,450	114.65	Per SqFt
Agland Value			
Site Improvements	40,104		
Total Value	295,554	132.65	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.02	Total Misc Impr	+	8,963			
Roofing Adj	+ 2.99	Garage Cost	+	20,327			
Subfloor Adj	+ -1.40	Total RCN	=	285,978			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	122,971			
Plumbing Adj	+ 6.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	163,007			
Adj Base Cost	= 115.21	Lot Value	+	92,443			
Total Area	x 2,228	Indicated Value	=	255,450			
Adjusted Cost	= 256,688	Value Per SqFt		114.65			

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
PRCH	SLAB PORCH - COVERED	33094	6x2		12	26.89		323
PATO	SLAB PORCH - OPEN	33095	6x6		36	11.48		413
PATO	SLAB PORCH - OPEN	33097	24x12		288	9.07		2,612



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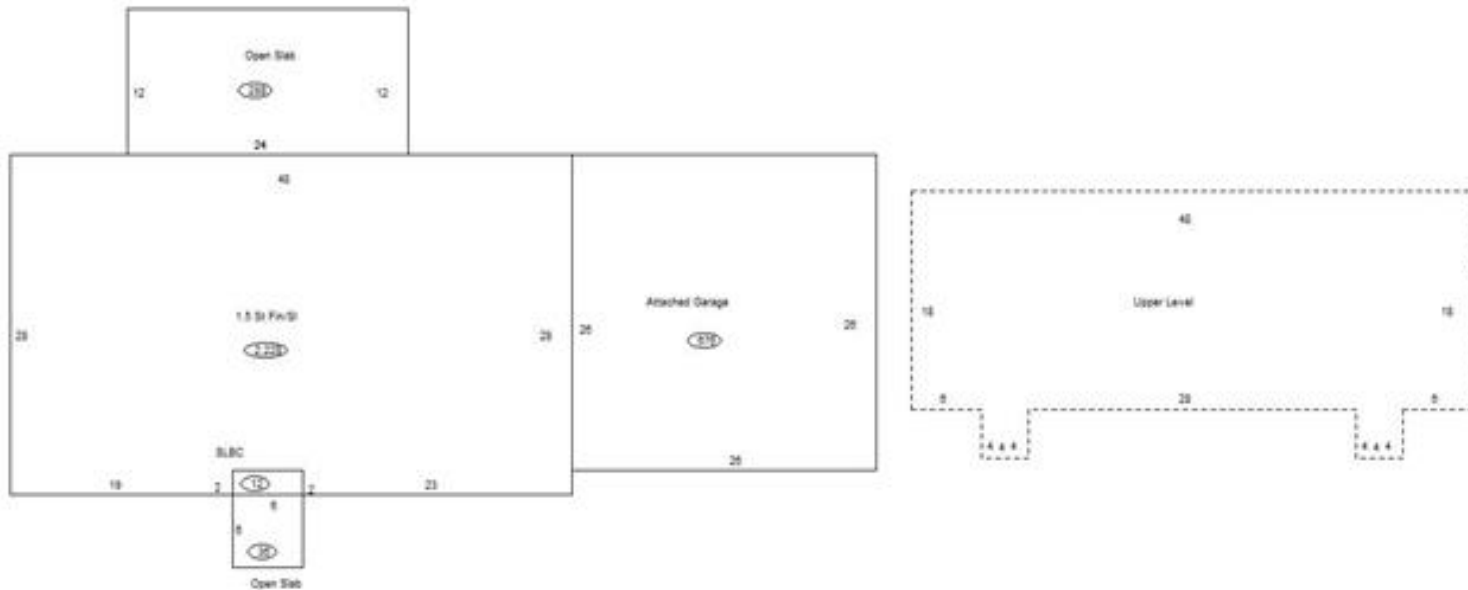
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,332	1.673	2,228
2	G	1		10	Attached Garage	676	1.000	676
3	M	PRCH		10	SLBC	12	1.000	12
4	M	PATO		10	Open Slab	36	1.000	36
5	U	^UL	Overhang	10	Upper Level	896	1.000	896
6	M	PATO		10	Open Slab	288	1.000	288
Total Building Area						1,332		2,228



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	32x24x0			768
	Qual	Cond	Year	2014	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (34.24 x 768)		26,296		26,296	26,296
	LT	LEAN-TO	32x14x0			448
	Qual	Cond	Year	2014	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 448)		1,308		1,308	1,308
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	12,500
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	2	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					