



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 660013865 Parcel ID 000000-00-0-00933-004-0017 Cadastral ID 14-21-15-03220 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 309085 RAMSEY, EMILY GILSTRAP 21544 S WESSON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 21544 S WESSON AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0017 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.29942920 -95.67961351																																																						
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2304/109	RAMSEY, ROY D &	09/05/2012	0	4																																													
					1984/383	RIGGS, STANLEY W	10/08/2008	180,000	YES																																													
					807/815			71,500	No																																													
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>2009</td> <td>Land Value</td> <td>101,897</td> <td>35,741</td> <td>11%</td> <td>3,932</td> <td>Assessed</td> <td>21,809 2,015.81</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>170,314</td> <td>162,520</td> <td></td> <td>17,877</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>272,211</td> <td>198,261</td> <td></td> <td>21,809</td> <td>Total Taxable</td> <td>20,809 1,923.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2009	Land Value	101,897	35,741	11%	3,932	Assessed	21,809 2,015.81	Year Frozen	0	Improvements	170,314	162,520		17,877	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	TIF Project ID	0	Total Value	272,211	198,261		21,809	Total Taxable	20,809 1,923.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013865	RAMSEY, EMILY GILSTRAP	18	269,357	1000	20,173	1,865.00																																															
2024	2024-660013865	RAMSEY, EMILY GILSTRAP	18	262,146	1000	19,557	1,807.00																																															
2023	2023-660013865	RAMSEY, EMILY GILSTRAP	18	181,438	1000	18,958	1,737.00																																															
2022	2022-660013865	RAMSEY, EMILY GILSTRAP	18	177,849	1000	18,563	1,718.00																																															
2021	2021-660013865	RAMSEY, EMILY GILSTRAP	18	182,764	1000	19,104	1,687.00																																															
2020	2020-660013865	RAMSEY, EMILY GILSTRAP	18	181,785	1000	18,607	1,704.00																																															
2019	2019-660013865	RAMSEY, EMILY GILSTRAP	18	173,057	1000	18,036	1,670.00																																															
2018	2018-660013865	RAMSEY, EMILY GILSTRAP	18	180,805	1000	18,889	1,745.00																																															
2017	2017-660013865	RAMSEY, EMILY GILSTRAP	18	179,160	1000	18,526	1,699.00																																															
2016	2016-660013865	RAMSEY, EMILY GILSTRAP	18	174,895	1000	17,957	1,683.00																																															
2015	2015-660013865	RAMSEY, EMILY GILSTRAP	18	169,720	1000	17,405	1,567.00																																															
2014	2014-660013865	RAMSEY, EMILY GILSTRAP	18	174,416	1000	16,869	1,564.00																																															
2013	2013-660013865	RAMSEY, EMILY GILSTRAP	18	165,552	1000	16,348	1,496.00																																															



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.7357	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	75,609.00 x 1.35 = 101,897	
Factor Value		
Adjustments	1.0000	
Lot Value	101,897	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,861 / 1,861
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,861
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0055. 7/28/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	210,640	113.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	274,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.83	Total Misc Impr	+	13,721			
Roofing Adj	+ 4.77	Garage Cost	+	14,522			
Subfloor Adj	+ -2.27	Total RCN	=	285,638			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	122,824			
Plumbing Adj	+ 8.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	162,814			
Adj Base Cost	= 138.31	Lot Value	+	101,897			
Total Area	x 1,861	Indicated Value	=	264,711			
Adjusted Cost	= 257,395	Value Per SqFt		142.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,814		
Lot Value	101,897		
Indicated Value	264,711	142.24	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	272,211	146.27	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
PRCH	SLAB PORCH - COVERED	33275	21x14		294	26.01		7,647
PATO	SLAB PORCH - OPEN	33276	8x5		40	11.48		459



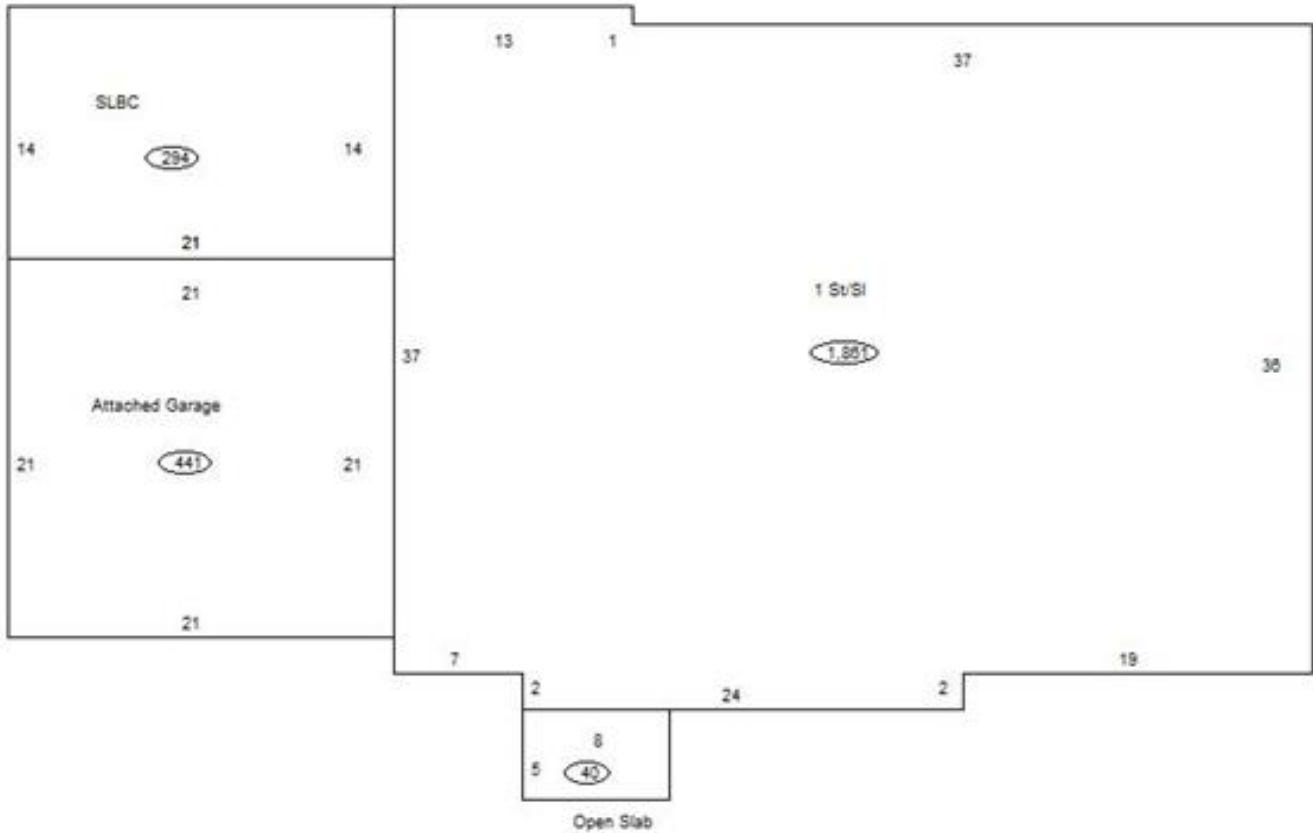
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,861	1.000	1,861
2	G	1		10	Attached Garage	441	1.000	441
3	M	PRCH		10	SLBC	294	1.000	294
4	M	PATO		10	Open Slab	40	1.000	40
Total Building Area						1,861		1,861



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			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