



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	660016699													
Parcel ID	000000-00-0-10190-001-0020													
Cadastral ID	18-21-16-01870													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	303905													
RACKLEFF, BRIAN A &														
AMANDA S														
746 CHRISTMAS LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00746 CHRISTMAS LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0020 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	18 / 21 / 16 / 5													
Neighborhood	1170 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30266151 -95.63606908														
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					
Number	Description	Opened	Closed	Amount										
LOT 20 BLOCK 1 HOLIDAY HILLS														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2140/714	O'BANNON, PATRICK DAVID &	11/15/2010	160,000	YES					
					1978/911	O'BANNON, FRANCIS MAE	09/15/2008	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2011	Land Value	82,763	56,915	11%	6,261	Assessed	21,629	1,999.17					
Year Frozen	0	Improvements	139,715	139,715		15,368	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	222,478	196,630		21,629	Total Taxable	20,629	1,907.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660016699	RACKLEFF, BRIAN A &			17	219,073	1000	19,999	1,849.00					
2024	2024-660016699	RACKLEFF, BRIAN A &			17	239,864	1000	19,388	1,792.00					
2023	2023-660016699	RACKLEFF, BRIAN A &			17	184,912	1000	18,794	1,722.00					
2022	2022-660016699	RACKLEFF, BRIAN A &			17	174,705	1000	18,218	1,686.00					
2021	2021-660016699	RACKLEFF, BRIAN A &			17	184,929	1000	19,342	1,708.00					
2020	2020-660016699	RACKLEFF, BRIAN A &			17	182,294	1000	19,052	1,745.00					
2019	2019-660016699	RACKLEFF, BRIAN A &			17	180,470	1000	18,852	1,746.00					
2018	2018-660016699	RACKLEFF, BRIAN A &			17	184,254	1000	19,268	1,780.00					
2017	2017-660016699	RACKLEFF, BRIAN A &			17	182,495	1000	18,929	1,738.00					
2016	2016-660016699	RACKLEFF, BRIAN A &			17	178,790	1000	18,349	1,722.00					
2015	2015-660016699	RACKLEFF, BRIAN A &			17	172,246	1000	17,785	1,604.00					
2014	2014-660016699	RACKLEFF, BRIAN A &			17	175,055	1000	17,238	1,598.00					
2013	2013-660016699	RACKLEFF, BRIAN A &			17	165,634	1000	16,707	1,529.00					



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Lot Data		Square-Foot - NBHD 1170 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	2.2349				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	97,351.00 x .85 = 82,763				
Factor Value					
Adjustments	1.0000				
Lot Value	82,763				
Residential Data				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-6\IMG_0025. 9/6/2023	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% 1 1/2 Story Finished			Multiple Regression	
Exterior Wall	100% Veneer, Stone			MRA Code 1 Test	
Base/Total Area	1,021 / 1,697			Adusted R 0.8445	
Style	100% 1 1/2 Story Finished			Indicated Value 215,616 127.06 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	4 Metal, Preformed			Selection Model A Adam Test	
Area on Slab	1,021			Adjustment Model 1 2022 Residential	
Fixture/RghIn	8 /			Comparables 8	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 277,900 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	624 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 116,647	
Year/Eff Age	1963 / 47			Lot Value 82,763	
Cost Approach		Manual : 01/2025		Indicated Value 199,410 117.51 Per SqFt	
Base Cost	103.71	Total Misc Impr	+ 11,230	Agland Value	
Roofing Adj	+ 3.81	Garage Cost	+ 18,963	Site Improvements 23,068	
Subfloor Adj	+ -1.53	Total RCN	= 243,014	Total Value 222,478 131.10 Total Value Per SqFt	
Heat/Cool Adj	+ 12.64	Depreciation (52%)	- 126,367		
Plumbing Adj	+ 6.78	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 116,647		
Adj Base Cost	= 125.41	Lot Value	+ 82,763		
Total Area	x 1,697	Indicated Value	= 199,410		
Adjusted Cost	= 212,821	Value Per SqFt	117.51		

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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615



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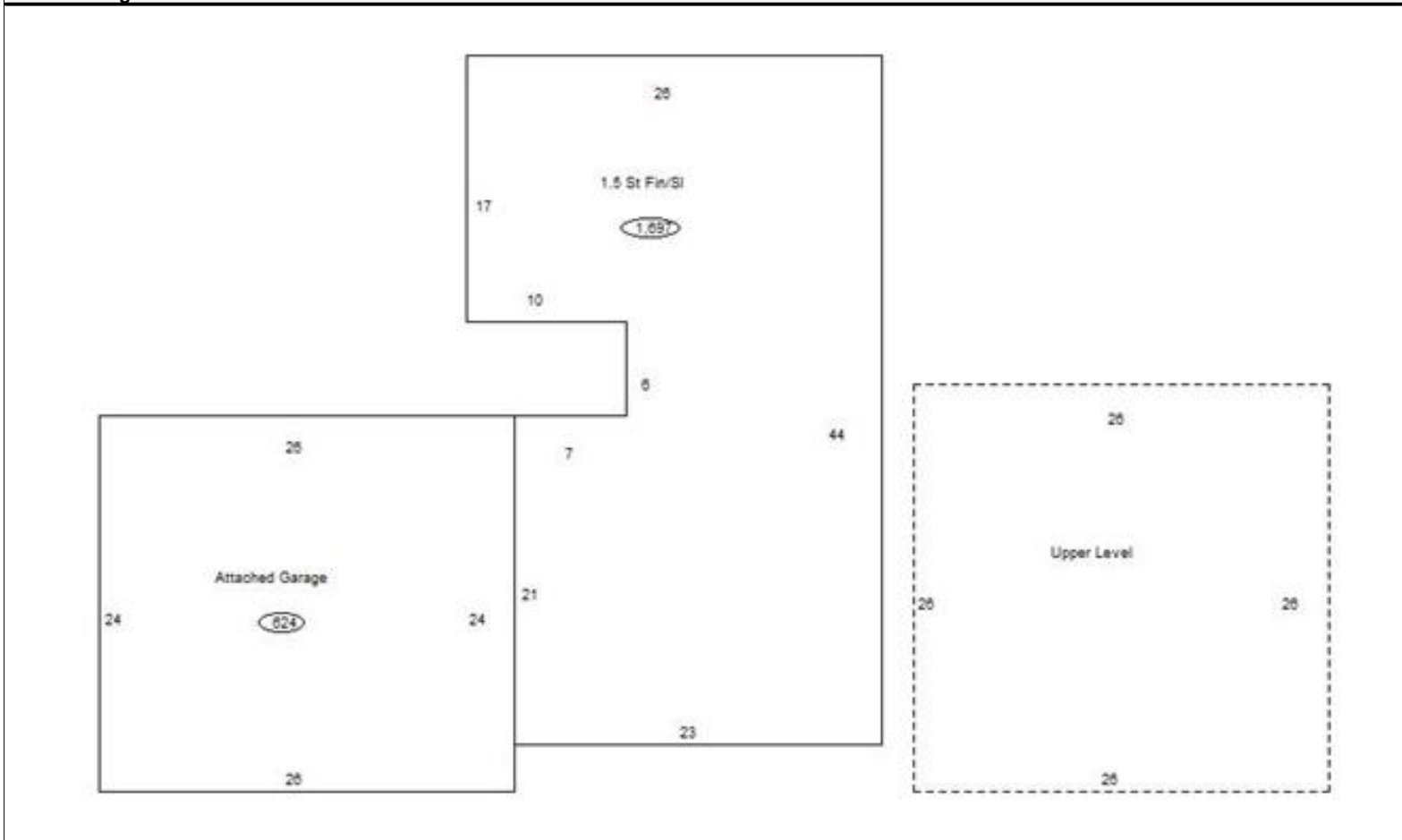
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Sketch Image

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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/Sl	1,021	1.662	1,697
2	U	^UL	Overhang	10	Upper Level	676	1.000	676
3	G	1		10	Attached Garage	624	1.000	624
Total Building Area						1,021		1,697



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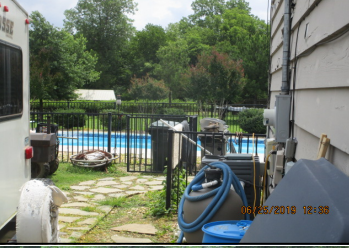


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Outbuildings/Site Improvements

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 (15% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	3,750	21,250
	LF	LOAFING SHED	12x24x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 288)	1,227		1,227	307	920
	STF	STG FAIR	16x16x0			256	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 256)	1,198		1,198	300	898