



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	660016725																		
Parcel ID	000000-00-0-10190-001-0041																		
Cadastral ID	18-21-16-02120																		
Property Type	REAL - Real Property																		
Property Class	URP	VI Area	1																
Tax Area	17 - CLAREMORE OT																		
Name ID	73864																		
MCDONALD, BRYAN D &																			
DIANNA																			
731 CHRISTMAS LN CLAREMORE OK 74017-0000																			
Parcel Location					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-11\IMG_001: 9/11/2023														
Situs	00731 CHRISTMAS LN																		
Subdivision	HOLIDAY HILLS																		
Lot/Block	0041 / 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					Building Permits														
Lat/Long: 36.30446351 -95.63784324					E2 OF TR 41 BLOCK 1 HOLIDAY HILLS														
					<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															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	825/129				0 No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	74,570	40,625	11%	4,469	Assessed	20,053	1,853.50										
Year Frozen	0	Improvements	167,144	141,679		15,584	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	241,714	182,304		20,053	Total Taxable	19,053	1,761.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016725	MCDONALD, BRYAN D &			17	229,762	1000	18,470	1,707.00										
2024	2024-660016725	MCDONALD, BRYAN D &			17	217,347	1000	17,902	1,655.00										
2023	2023-660016725	MCDONALD, BRYAN D &			17	180,687	1000	17,351	1,589.00										
2022	2022-660016725	MCDONALD, BRYAN D &			17	161,976	1000	16,817	1,557.00										
2021	2021-660016725	MCDONALD, BRYAN D &			17	170,566	1000	17,762	1,568.00										
2020	2020-660016725	MCDONALD, BRYAN D &			17	166,456	1000	17,310	1,585.00										
2019	2019-660016725	MCDONALD, BRYAN D &			17	139,037	1000	14,294	1,324.00										
2018	2018-660016725	MCDONALD, BRYAN D &			17	147,567	1000	15,232	1,407.00										
2017	2017-660016725	MCDONALD, BRYAN D &			17	146,067	1000	15,067	1,384.00										
2016	2016-660016725	MCDONALD, BRYAN D &			17	142,703	1000	14,697	1,379.00										
2015	2015-660016725	MCDONALD, BRYAN D &			17	144,013	1000	14,841	1,339.00										
2014	2014-660016725	MCDONALD, BRYAN D &			17	148,515	1000	14,571	1,351.00										
2013	2013-660016725	MCDONALD, BRYAN D &			17	141,419	1000	14,117	1,292.00										



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2174	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,029.00 x 1.41 = 74,570	
Factor Value		
Adjustments	1.0000	
Lot Value	74,570	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,626 / 2,130
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	990 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47



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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	279,790	131.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	288,750		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,167		
Lot Value	74,570		
Indicated Value	193,737	90.96	Per SqFt
Agland Value			
Site Improvements	47,977		
Total Value	241,714	113.48	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.43	Total Misc Impr	+	12,327			
Roofing Adj	+ 3.24	Garage Cost	+	25,403			
Subfloor Adj	+ 0.88	Total RCN	=	259,058			
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	139,891			
Plumbing Adj	+ 4.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	119,167			
Adj Base Cost	= 103.91	Lot Value	+	74,570			
Total Area	x 2,130	Indicated Value	=	193,737			
Adjusted Cost	= 221,328	Value Per SqFt		90.96			

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	40124	21x6		126	23.85		3,005
PATO	SLAB PORCH - OPEN	40126	13x12		156	10.37		1,618
PATO	SLAB PORCH - OPEN	141415	24x13		312	8.36		2,608



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 3	Cond 3	Year 2019	Eff Age	5	
	Valuation Summary Base Cost (28.65 x 1,500) 42,975		Modifier Total	RCN 42,975	Depr (9% Phys/ % Func) 3,868	RCNLD 39,107
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,008
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 1,008) 16,128		Modifier Total	RCN 16,128	Depr (45% Phys/ % Func) 7,258	RCNLD 8,870