



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:27:27  
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Assessment Data					Primary Image									
Account	660016767													
Parcel ID	000000-00-0-10190-001-0062													
Cadastral ID	18-21-16-02550													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	271966													
CANTRELL, D F & LOWANDA I														
722 WINTER LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00722 WINTER LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0062 / 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: 36.30538158 -95.64108378														
Building Permits														
W2 TR 62 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></td> <td></td> <td></td> <td></td> <td></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	No	1,000		1186/40	CARRELL, JERRY L &	08/06/1999	101,000	Yes					
					969/807	BREYMAN, JOYCE A C/O-JEFFERSON	09/30/1994	73,500	Yes					
					969/341	MCCOOL, JOHN T &	06/06/1994	0	No					
					803/106			65,500	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2000	Land Value	68,572	33,239	11%	3,656	Assessed	16,042	1,482.76					
Year Frozen	2005	Improvements	121,764	112,602		12,386	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	190,336	145,841		16,042	Total Taxable	16,042	1,483.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660016767	CANTRELL, D F & LOWANDA I			17	186,838	0	15,279	1,412.00					
2024	2024-660016767	CANTRELL, D F & LOWANDA I			17	188,015	0	14,551	1,345.00					
2023	2023-660016767	CANTRELL, D F & LOWANDA I			17	157,581	0	13,858	1,269.00					
2022	2022-660016767	CANTRELL, D F & LOWANDA I			17	138,267	0	13,199	1,222.00					
2021	2021-660016767	CANTRELL, D F & LOWANDA I			17	135,792	0	12,570	1,110.00					
2020	2020-660016767	CANTRELL, D F & LOWANDA I			17	131,901	0	11,972	1,096.00					
2019	2019-660016767	CANTRELL, D F & LOWANDA I			17	127,360	0	11,402	1,056.00					
2018	2018-660016767	CANTRELL, D F & LOWANDA I			17	134,088	0	10,859	1,003.00					
2017	2017-660016767	CANTRELL, D F & LOWANDA I			17	133,033	1000	9,341	858.00					
2016	2016-660016767	CANTRELL, D F & LOWANDA I			17	129,880	1000	9,342	877.00					
2015	2015-660016767	CANTRELL, D F & LOWANDA I			17	130,519	1000	9,342	843.00					
2014	2014-660016767	CANTRELL, D F & LOWANDA I			17	134,271	1000	9,342	866.00					
2013	2013-660016767	CANTRELL, D F & LOWANDA I			17	128,122	1000	9,342	855.00					



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1026 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,031.00 x 1.43 = 68,572 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 68,572		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	85% Veneer, Masonry 15% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,584 / 1,584
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1964 / 47

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 160,778 101.50 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 180,490 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.85	<b>Total Misc Impr</b>	+ 32,121	<b>Roofing Adj</b>	+ 4.37	<b>Garage Cost</b>	+ 12,931
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 243,733	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 54%)</b>	- 131,616
<b>Plumbing Adj</b>	+ 6.59	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 112,117
<b>Adj Base Cost</b>	= 125.43	<b>Lot Value</b>	+ 68,572	<b>Total Area</b>	x 1,584	<b>Indicated Value</b>	= 180,689
		<b>Value Per SqFt</b>	114.07	<b>Adjusted Cost</b>	= 198,681		

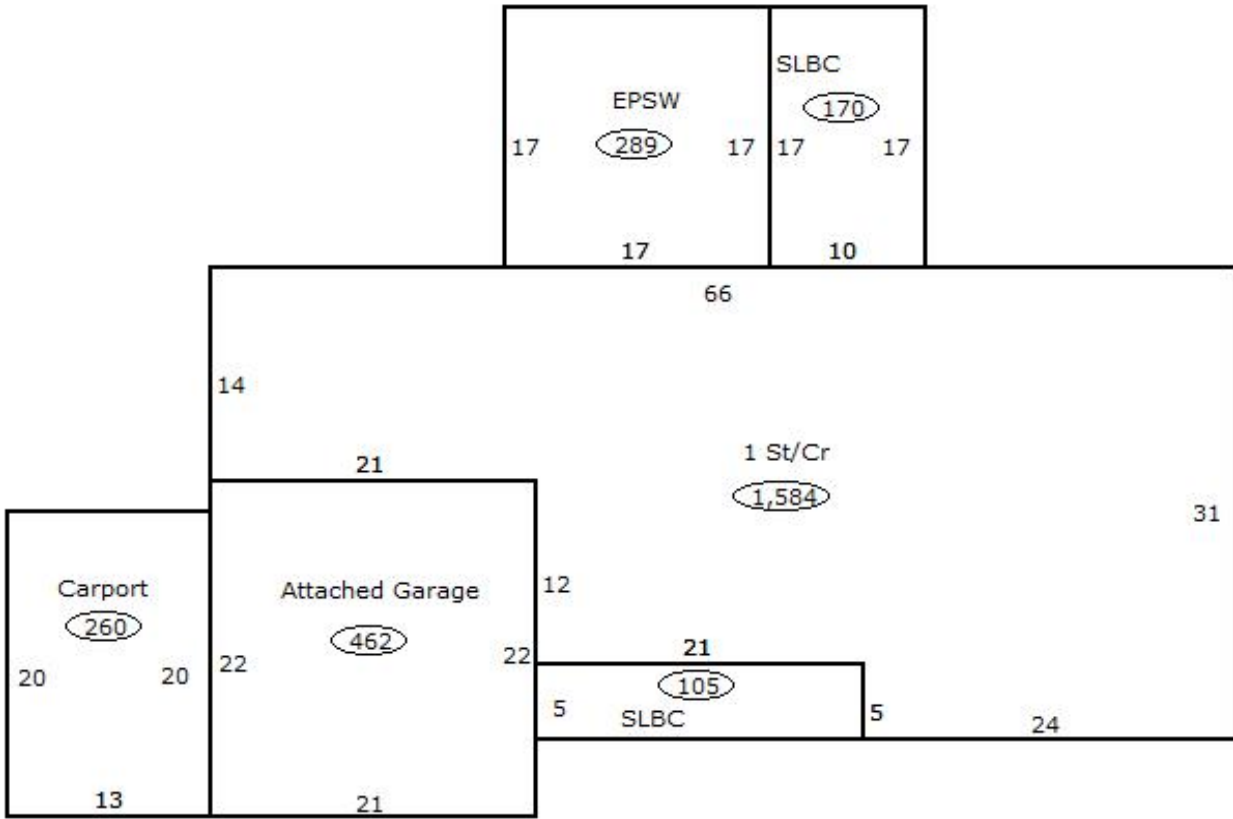
Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 112,117 <b>Lot Value</b> 68,572 <b>Indicated Value</b> 180,689 114.07 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 9,647 <b>Total Value</b> 190,336 120.16 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	40296	21x5		105	23.94	2,514
EPSW	ENCLOSED PORCH - SOLID WALL	40297	17x17		289	61.22	17,693
CPDT	CARPORT - DETACHED	40298	20x13		260	10.74	2,792
PRCH	SLAB PORCH - COVERED	40299	17x10		170	23.68	4,026



Sketch Image

660016767



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,584	1.000	1,584
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	105	1.000	105
4	M	EPSW		13	EPSW	289	1.000	289
5	M	CPDT		13	Carport	260	1.000	260
6	M	PRCH		13	SLBC	170	1.000	170
<b>Total Building Area</b>						<b>1,584</b>		<b>1,584</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			648
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 648)		20,269	20,269	12,161	8,108
	STF	STG FAIR	0x0x0			208
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 208)		973	973	243	730
	STF	STG FAIR	0x0x0			182
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 182)		852	852	43	809