



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	660016777								
Parcel ID	000000-00-0-10190-001-0069								
Cadastral ID	18-21-16-02650								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	341450								
CARVAJAL TOLEDO, JOSE A & ANGELA MARIE CARVAJAL									
701 WINTER LN CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00701 WINTER LN								
Subdivision	HOLIDAY HILLS								
Lot/Block	0069 / 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: 36.30691867 -95.64205913									
Building Permits									
LOT 69 BLOCK 1 HOLIDAY HILLS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	FINICAL, BOBBY L - TRUSTEE	04/25/2023	267,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	139,872	139,872	11%	15,386	Assessed	27,940	2,582.49
Year Frozen	2005	Improvements	114,130	114,130		12,554	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	254,002	254,002		27,940	Total Taxable	26,940	2,490.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016777	CARVAJAL TOLEDO, JOSE A &	17	250,472	1000	26,552	2,454.00		
2024	2024-660016777	CARVAJAL TOLEDO, JOSE A &	17	271,512	1000	28,866	2,668.00		
2023	2023-660016777	CARVAJAL TOLEDO, JOSE A &	17	154,374	1000	7,330	671.00		
2022	2022-660016777	FINICAL, BOBBY L - TRUSTEE	17	135,993	1000	7,331	679.00		
2021	2021-660016777	FINICAL, BOBBY L - TRUSTEE	17	136,450	1000	7,331	647.00		
2020	2020-660016777	FINICAL, BOBBY L - TRUSTEE	17	132,181	1000	7,331	671.00		
2019	2019-660016777	FINICAL, BOBBY L - TRUSTEE	17	127,277	1000	7,330	679.00		
2018	2018-660016777	FINICAL, BOBBY L - TRUSTEE	17	132,006	1000	7,331	677.00		
2017	2017-660016777	FINICAL, BOBBY L - TRUSTEE	17	130,962	1000	7,330	673.00		
2016	2016-660016777	FINICAL, BOBBY L - TRUSTEE	17	127,747	1000	7,330	688.00		
2015	2015-660016777	FINICAL, BOBBY L - TRUSTEE	17	123,504	1000	7,330	661.00		
2014	2014-660016777	FINICAL, BOBBY L - TRUSTEE	17	126,835	1000	7,331	680.00		
2013	2013-660016777	FINICAL, BOBBY L - TRUSTEE	17	119,736	1000	7,330	671.00		



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0071	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	43,869.00 x 1.45 = 63,578	
Factor Value		
Adjustments	2.2000	
Lot Value	139,872	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,460 / 1,460
Style	100% One Story
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	396 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG_003I 9/12/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	144,394	98.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	171,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.80	Total Misc Impr	+	32,623			
Roofing Adj	+ 4.37	Garage Cost	+	11,611			
Subfloor Adj	+ 1.19	Total RCN	=	223,785			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	109,655			
Plumbing Adj	+ 7.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	114,130			
Adj Base Cost	= 122.98	Lot Value	+	139,872			
Total Area	x 1,460	Indicated Value	=	254,002			
Adjusted Cost	= 179,551	Value Per SqFt		173.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,130		
Lot Value	139,872		
Indicated Value	254,002	173.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,002	173.97	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
CPDT	CARPORT - DETACHED	40341	20x18		360	10.74		3,866
EPSW	ENCLOSED PORCH - SOLID WALL	40342	39x10		390	60.67		23,661

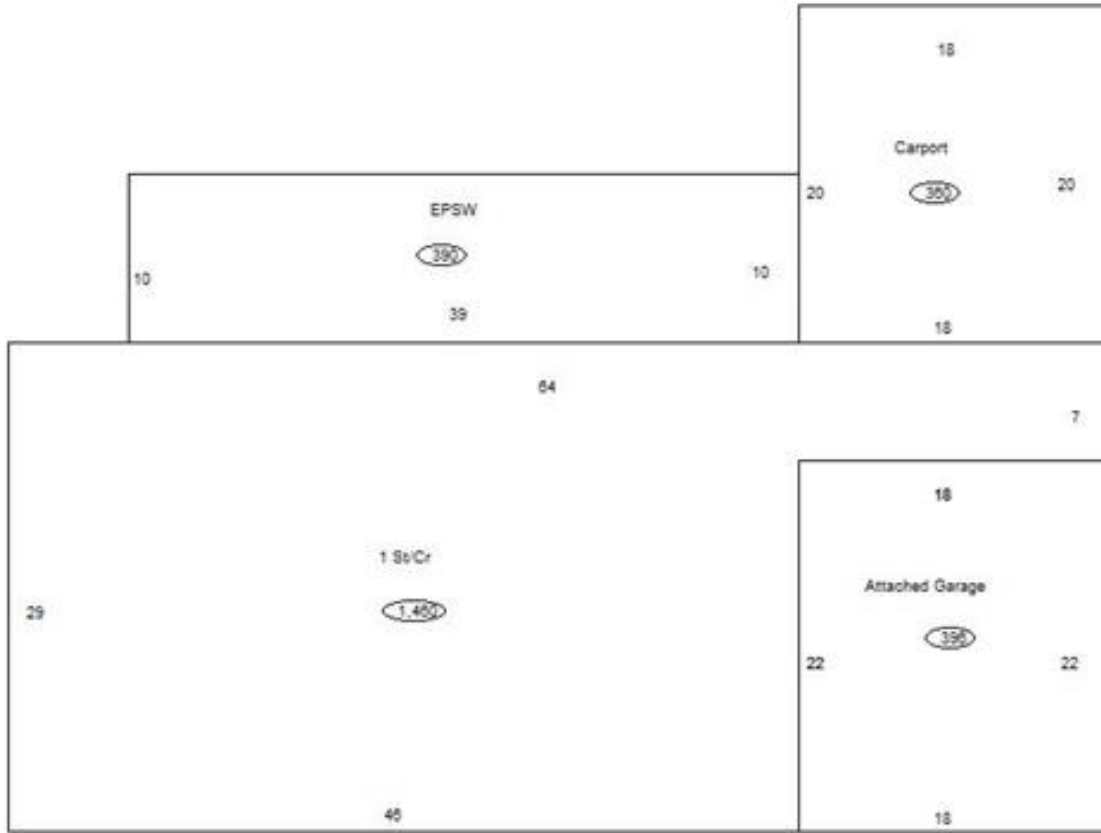


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,460	1.000	1,460
2	G	1		10	Attached Garage	396	1.000	396
3	M	CPDT		10	Carport	360	1.000	360
4	M	EPSW		10	EPSW	390	1.000	390
Total Building Area						1,460		1,460



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					