



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:27:42
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Assessment Data					Primary Image									
Account	660016783													
Parcel ID	000000-00-0-10190-001-0072													
Cadastral ID	18-21-16-02710													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	74564													
PREGLER, FRANK E														
731 WINTER LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00731 WINTER LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0072 / 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: 36.30406559 -95.64232105														
S2 TRACT 72 BLOCK 1 HOLIDAY HILLS														
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> </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	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	72,574	23,184	11%	2,550	Assessed	6,221	575.01					
Year Frozen	2006	Improvements	104,467	33,373		3,671	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	177,041	56,557	6,221	Total Taxable	5,221	483.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016783	PREGLER, FRANK E	17	176,046	1000	5,222	483.00							
2024	2024-660016783	PREGLER, FRANK E	17	164,490	1000	5,221	483.00							
2023	2023-660016783	PREGLER, FRANK E	17	139,168	1000	5,222	478.00							
2022	2022-660016783	PREGLER, FRANK E	17	120,570	1000	5,221	483.00							
2021	2021-660016783	PREGLER, FRANK E	17	124,672	1000	5,221	461.00							
2020	2020-660016783	PREGLER, FRANK E	17	120,844	1000	5,221	478.00							
2019	2019-660016783	PREGLER, FRANK E	17	113,718	1000	5,222	484.00							
2018	2018-660016783	PREGLER, FRANK E	17	120,057	1000	5,221	482.00							
2017	2017-660016783	PREGLER, FRANK E	17	119,154	1000	5,221	479.00							
2016	2016-660016783	PREGLER, FRANK E	17	116,492	1000	5,221	490.00							
2015	2015-660016783	PREGLER, FRANK E	17	115,906	1000	5,221	471.00							
2014	2014-660016783	PREGLER, FRANK E	17	119,312	1000	5,222	484.00							
2013	2013-660016783	PREGLER, FRANK E	17	114,217	1000	5,222	478.00							



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1792	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,366.00 x 1.41 = 72,574	
Factor Value		
Adjustments	1.0000	
Lot Value	72,574	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,329 / 1,329
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	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

\\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	
Adjusted R	0.8445		
Indicated Value	151,407	113.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	172,120		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,973		
Lot Value	72,574		
Indicated Value	174,547	131.34	Per SqFt
Agland Value			
Site Improvements	2,494		
Total Value	177,041	133.21	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.84	Total Misc Impr	+	17,706			
Roofing Adj	+ 4.64	Garage Cost	+	15,295			
Subfloor Adj	+ 1.22	Total RCN	=	212,443			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	110,470			
Plumbing Adj	+ 7.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	101,973			
Adj Base Cost	= 135.02	Lot Value	+	72,574			
Total Area	x 1,329	Indicated Value	=	174,547			
Adjusted Cost	= 179,442	Value Per SqFt		131.34			

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	40368		220	220	23.50		5,170
SUN	Sunroom	40369		372	372	20.00		7,440
SHLT	SW CORNER OF SFR, OUTSIDE			1	2019	1	0.00	



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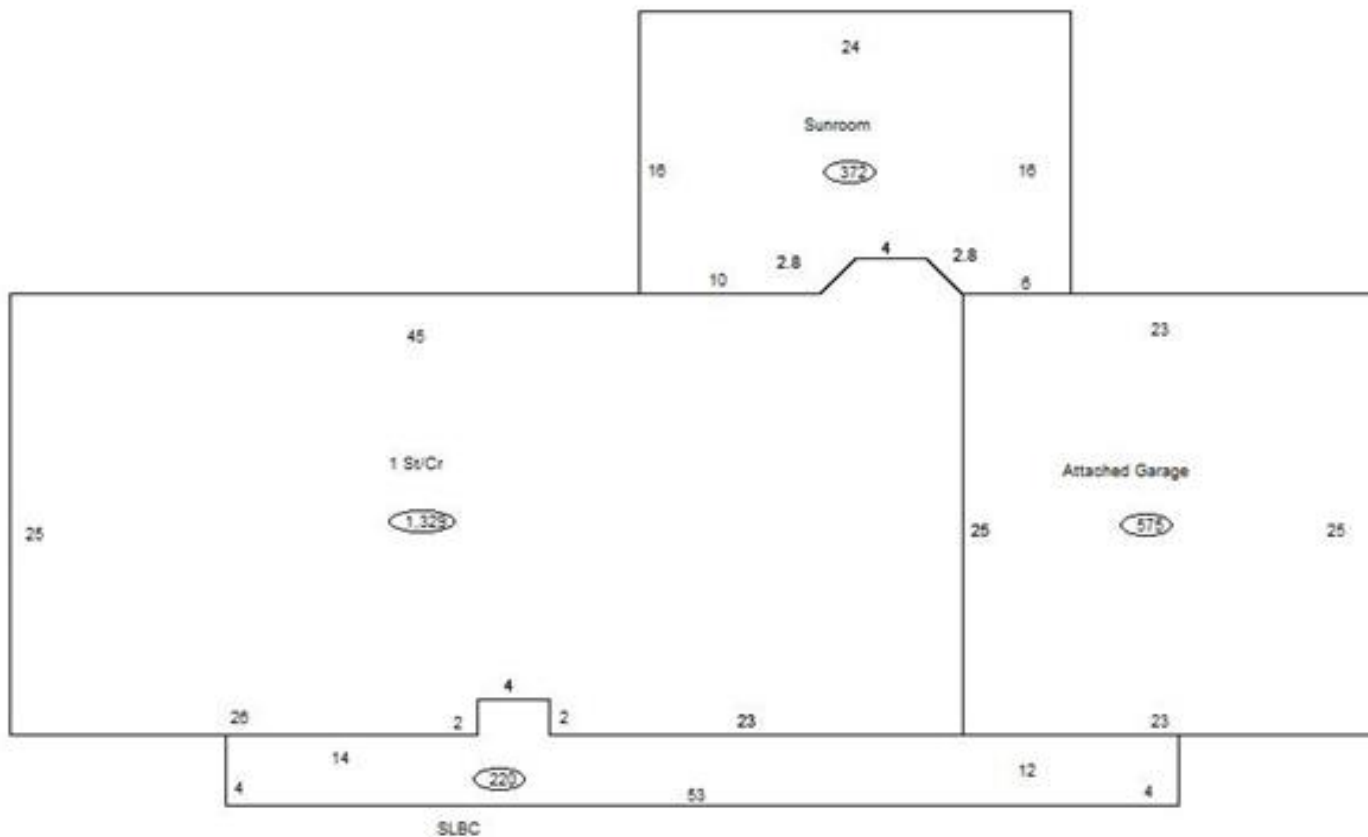
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,329	1.000	1,329
2	G	1		10	Attached Garage	575	1.000	575
3	M	PRCH		10	SLBC	220	1.000	220
4	M	SUN		10	Sunroom	372	1.000	372
Total Building Area						1,329		1,329



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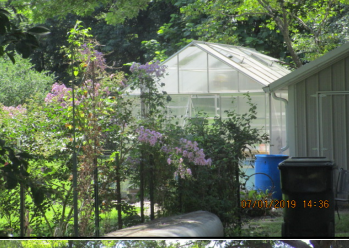

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0			180
		Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 180)		842		842	295
						547
	STF Qual 2	STG FAIR Cond 3	12x24x0			288
		Year		Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 288)		1,348		1,348	67
						1,281
	LT Qual 2	LEAN-TO Cond 3	10x24x0			240
		Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 240)		701		701	35
						666
	STF Qual 2	STG FAIR Cond	0x0x0			
		Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	CP Qual	CARPORT DIRT Cond	0x0x0			
		Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					