



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:28:55
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Assessment Data					Primary Image									
Account	660016806													
Parcel ID	000000-00-0-10190-001-0091													
Cadastral ID	18-21-16-02940													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	74944													
RAGSDALE, BRENDA CAROLYN														
743 WINTER LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00743 WINTER LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0091 / 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: 36.30308184 -95.64233924														
S2 TRACT 91 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	765/471			79,000	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	0		Land Value	25,761	11%	2,834	Assessed	9,385	867.46					
Year Frozen	2009		Improvements	59,559		6,551	Penalty	0						
Uncapped Value	0		Mobile Home	0		0	Exemption	1,000	-92.00					
TIF Project ID	0		Total Value	85,320		9,385	Total Taxable	8,385	775.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660016806	RAGSDALE, BRENDA CAROLYN			17	218,073	1000	8,385	775.00					
2024	2024-660016806	RAGSDALE, BRENDA CAROLYN			17	213,270	1000	8,385	775.00					
2023	2023-660016806	RAGSDALE, DON &			17	180,996	1000	8,385	768.00					
2022	2022-660016806	RAGSDALE, DON &			17	160,938	1000	8,385	776.00					
2021	2021-660016806	RAGSDALE, DON &			17	166,133	1000	8,385	740.00					
2020	2020-660016806	RAGSDALE, DON &			17	162,496	1000	8,385	768.00					
2019	2019-660016806	RAGSDALE, DON &			17	154,559	1000	8,385	777.00					
2018	2018-660016806	RAGSDALE, DON &			17	161,390	1000	8,385	775.00					
2017	2017-660016806	RAGSDALE, DON &			17	160,071	1000	8,385	770.00					
2016	2016-660016806	RAGSDALE, DON &			17	156,024	1000	8,385	787.00					
2015	2015-660016806	RAGSDALE, DON &			17	154,996	1000	8,385	756.00					
2014	2014-660016806	RAGSDALE, DON &			17	159,771	1000	8,386	778.00					
2013	2013-660016806	RAGSDALE, DON &			17	151,053	1000	8,385	767.00					



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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.079		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	47,003.00 x 1.43 = 67,339		
Factor Value			
Adjustments	1.0000		
Lot Value	67,339		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG_003 9/12/2023

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	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,371 / 2,371
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,371
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	570 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	215,831 91.03 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	239,480 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	155,687
Lot Value	67,339
Indicated Value	223,026 94.06 Per SqFt
Agland Value	
Site Improvements	
Total Value	223,026 94.06 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	95.82	Total Misc Impr	+	13,175
Roofing Adj	+ 4.12	Garage Cost	+	15,191
Subfloor Adj	+ -1.09	Total RCN	=	300,367
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	147,180
Plumbing Adj	+ 4.40	Lump Sums	+	2,500
Basement Adj	+ 0.00	RCNLD	=	155,687
Adj Base Cost	= 114.72	Lot Value	+	67,339
Total Area	x 2,371	Indicated Value	=	223,026
Adjusted Cost	= 272,001	Value Per SqFt		94.06

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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40457	25x5		125	23.86		2,983
WODO	WOOD DECK - OPEN	40458	20x12		240	18.94	45%	2,500

