



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:39:30
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Assessment Data					Primary Image				
Account 660017538 Parcel ID 000000-00-0-00711-001-0004 Cadastral ID 19-21-16-04330 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 337115 TROYER, HARRY E & MELINDA S 22405 S ROSE GLEN PL CLAREMORE OK 74019-0000 Parcel Location Situs 22405 S ROSE GLEN PL Subdivision ROSE GLEN AMENDED Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.28906866 -95.64774126					Building Permits				
LOT 4 BLOCK 1 ROSE GLEN AMENDED					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MASINGALE, DUSTIN & DANIELLE	01/07/2022	645,000	WG
					2495/555	ONB BANK & TRUST CO	08/25/2015	12,000	3
					2059/259	COAST DEVELOPMENT GROUP-LLC	09/22/2009	0	10
					1777/163	COAST, GERALD L &	05/25/2006	26,000	4
					1538/6	COAST, GERALD L	10/23/2003	0	4
					1210/641	RAGLAND, BOBBY & JEAN	01/06/2000	53,500	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2023		Land Value	34,852	34,728	11%	3,820	Assessed	3,820
Year Frozen	0		Improvements	0	0		0	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0
TIF Project ID	0		Total Value	34,852	34,728		3,820	Total Taxable	3,820
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660017538	TROYER, HARRY E & MELINDA S			18	34,852	0	3,638	336.00
2024	2024-660017538	TROYER, HARRY E & MELINDA S			18	49,996	0	3,465	320.00
2023	2023-660017538	TROYER, HARRY E & MELINDA S			18	30,000	0	3,300	302.00
2022	2022-660017538	TROYER, HARRY E & MELINDA S			18	22,000	0	2,420	224.00
2021	2021-660017538	MASINGALE, DUSTIN & DANIELLE			18	22,000	0	2,420	214.00
2020	2020-660017538	MASINGALE, DUSTIN & DANIELLE			18	22,000	0	2,420	222.00
2019	2019-660017538	MASINGALE, DUSTIN & DANIELLE			18	22,000	0	2,420	224.00
2018	2018-660017538	MASINGALE, DUSTIN & DANIELLE			18	22,000	0	2,420	224.00
2017	2017-660017538	MASINGALE, DUSTIN & DANIELLE			18	22,000	0	2,420	222.00
2016	2016-660017538	MASINGALE, DUSTIN &			18	22,000	0	2,420	227.00
2015	2015-660017538	MASINGALE, DUSTIN &			18	25,000	0	2,750	248.00
2014	2014-660017538	ONB BANK & TRUST CO			18	25,000	0	2,750	255.00
2013	2013-660017538	ONB BANK & TRUST CO			18	25,000	0	2,750	252.00



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Lot Data		Square-Foot - NBHD 1089 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.026							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	44,695.00 x 1.38 = 61,521							
Factor Value								
Adjustments	0.5665							
Lot Value	34,852							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 34,852					
Total Area	x	Indicated Value	= 34,852					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 34,852				
				Indicated Value 34,852 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 34,852 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value