



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	660018462								
Parcel ID	22N16E-20-2-00000-000-0000								
Cadastral ID	20-22-16-01400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	349217								
GRIFFITH, JARED									
16111 S HWY 88 CLAREMORE OK 74017-0491									
Parcel Location									
Situs	16111 S HWY 88								
Subdivision									
Lot/Block	/	Parcel Size	25 - Acres						
Sec/Twn/Rng	20 / 22 / 16 / 2								
Neighborhood	6030 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.37753791 -95.63066253									
S 938.8' W 1160' OF NW NW LESS HWY									
Building Permits									
Number	Description	Opened	Closed	Amount					
R17	R17-POSS NEW ADDITION	08/2016	10/2016						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BASTIANELLI, MELISSA MICHELLE &	01/22/2026	512,500	21					
2642/727	RAGLAND, JOEL S & TARA L	06/23/2017	365,000	YES					
1745/691	BOOTSTRAP PROPERTIES LLC	01/23/2006	240,000	YES					
1707/189	LOOPER, WILLIAM E	08/29/2005	167,500	YES					
781/412			159,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2027	Land Value	4,010	4,010	11%	441	Assessed	24,044	2,601.12
Year Frozen	0	Improvements	231,188	214,578		23,603	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	235,198	218,588		24,044	Total Taxable	23,044	2,507.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018462	BASTIANELLI, MELISSA MICHELLE &	10	230,029	1000	22,344	2,431.00		
2024	2024-660018462	BASTIANELLI, MELISSA MICHELLE &	10	241,330	1000	21,664	2,283.00		
2023	2023-660018462	BASTIANELLI, MELISSA MICHELLE &	10	200,040	1000	21,004	2,198.00		
2022	2022-660018462	BASTIANELLI, MELISSA MICHELLE &	10	204,724	1000	21,475	2,237.00		
2021	2021-660018462	BASTIANELLI, MELISSA MICHELLE &	10	198,368	1000	20,820	2,184.00		
2020	2020-660018462	BASTIANELLI, MELISSA MICHELLE &	10	194,674	1000	20,414	2,174.00		
2019	2019-660018462	BASTIANELLI, MELISSA MICHELLE &	10	189,111	1000	19,802	2,070.00		
2018	2018-660018462	BASTIANELLI, MELISSA MICHELLE &	10	193,639	1000	20,300	2,194.00		
2017	2017-660018462	BASTIANELLI, MELISSA MICHELLE &	10	191,286	0	20,362	2,315.00		
2016	2016-660018462	RAGLAND, JOEL S & TARA L	10	128,809	0	13,648	1,413.00		
2015	2015-660018462	RAGLAND, JOEL S & TARA L	10	125,814	0	13,251	1,298.00		
2014	2014-660018462	RAGLAND, JOEL S & TARA L	10	128,404	0	12,864	1,258.00		
2013	2013-660018462	RAGLAND, JOEL S & TARA L	10	121,080	0	12,490	1,182.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	504
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1958 / 36



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-12\IMG_00' 12/13/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	115.04	Total Misc Impr	+	7,532	
Roofing Adj	+ 5.81	Garage Cost	+	26,158	
Subfloor Adj	+ -1.18	Total RCN	=	319,962	
Heat/Cool Adj	+ 16.31	Depreciation (43%)	-	137,584	
Plumbing Adj	+ 13.12	Lump Sums	+	13,225	
Basement Adj	+ 0.00	RCNLD	=	195,603	
Adj Base Cost	= 149.10	Lot Value	+		
Total Area	x 1,920	Indicated Value	=	195,603	
Adjusted Cost	= 286,272	Value Per SqFt		101.88	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,603		
Lot Value			
Indicated Value	195,603	101.88	Per SqFt
Agland Value	4,010		
Site Improvements	35,585		
Total Value	235,198	122.50	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	7,243.87		7,244
WODO	WOOD DECK - OPEN	129975	26x16		416	21.27		8,848
WODO	WOOD DECK - OPEN	129976	139		139	31.49		4,377
PATO	SLAB PORCH - OPEN	129977	5x4		20	14.39		288



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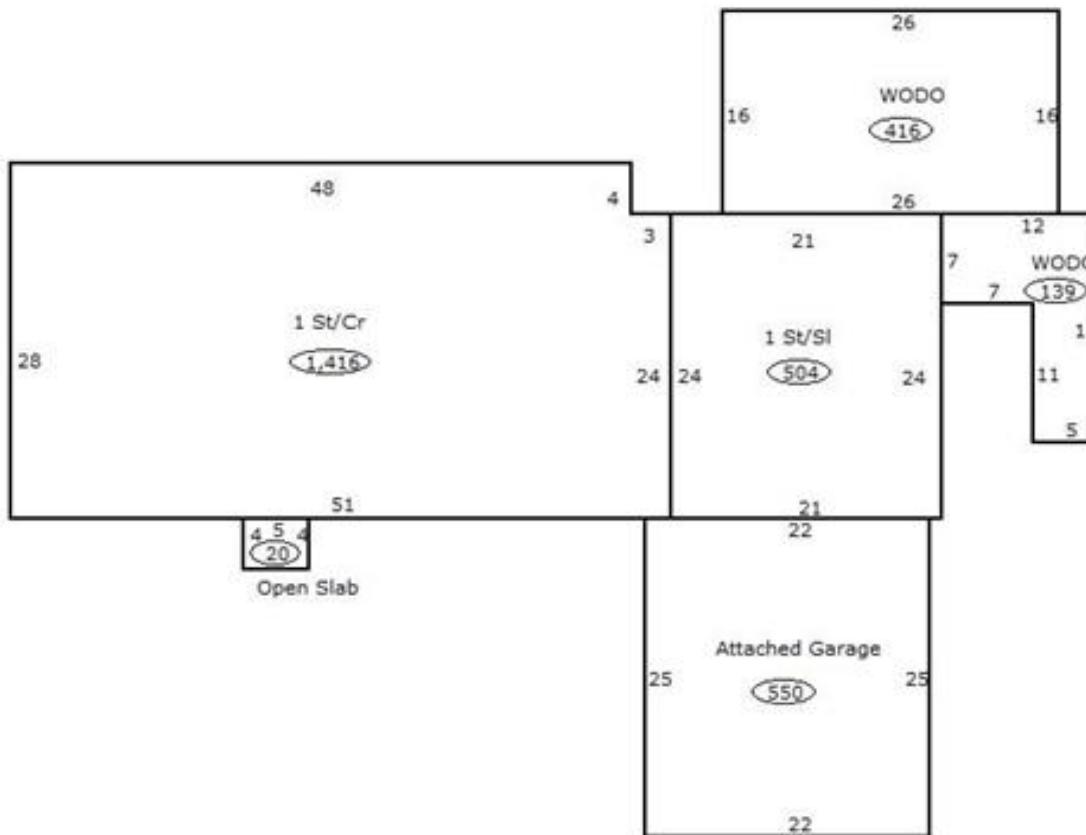
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,416	1.000	1,416
2	R	1	Slab	13	1 St/Sl	504	1.000	504
3	G	1		13	Attached Garage	550	1.000	550
4	M	WODO		13	WODO	416	1.000	416
5	M	WODO		13	WODO	139	1.000	139
6	M	PATO		13	Open Slab	20	1.000	20
Total Building Area						1,920		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			2,592
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (8.73 x 2,592)	22,628		22,628	3,394	19,234
	BARN BARN		0x0x0			2,128
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (9.04 x 2,128)	19,237		19,237	2,886	16,351



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	7.000	143	143	1,000	1,000
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	2.000	224	224	448	448
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78		0	4.000	218	218	874	874
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	9.000	188	188	1,688	1,688
IMP PST Totals						22.000			4,010	4,010
Total Agland						22.000			4,010	4,010