



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:46:00  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024809 <b>Parcel ID</b> 000000-00-0-00756-001-0004 <b>Cadastral ID</b> 29-21-16-04930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 235684 LATTANZIA, RAYMOND &  PATRICIA 23859 S SOUTH RIDGE CLAREMORE OK 74019-0000					<p>\\tsclient\A\TOMMY DUNLAP\New folder (234)\IMG_0052.JPG 7/24/2023</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 23859 S SOUTH RIDGE DR <b>Subdivision</b> SOUTH RIDGE ESTATES <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 29 / 21 / 16 / 5 <b>Neighborhood</b> 1121 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26530490 -95.62501034 LOT 4 BLOCK 1 SOUTH RIDGE ESTATES					<b>Building Permits</b> <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																																																																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>16,183</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	16,183	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>889/697</td> <td>LATTANZIA, RAYMOND JR</td> <td>07/10/1992</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	889/697	LATTANZIA, RAYMOND JR	07/10/1992	0	No																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
HV	Veteran	Yes	999,999	16,183																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
889/697	LATTANZIA, RAYMOND JR	07/10/1992	0	No																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 99,562</td> <td>33,666</td> <td>11%</td> <td>3,703</td> <td>Assessed</td> <td>16,183</td> <td>1,766.73</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 124,274</td> <td>113,455</td> <td></td> <td>12,480</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>16,183</td> <td>-1,496.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 223,836</td> <td>147,121</td> <td></td> <td>16,183</td> <td>Total Taxable</td> <td>0</td> <td>271.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	0	Land Value 99,562	33,666	11%	3,703	Assessed	16,183	1,766.73	Year Frozen	0	Improvements 124,274	113,455		12,480	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	16,183	-1,496.00	TIF Project ID	0	Total Value 223,836	147,121		16,183	Total Taxable	0	271.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																																																																																																	
Remove Cap	0	Land Value 99,562	33,666	11%	3,703	Assessed	16,183	1,766.73																																																																																																																	
Year Frozen	0	Improvements 124,274	113,455		12,480	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	16,183	-1,496.00																																																																																																																	
TIF Project ID	0	Total Value 223,836	147,121		16,183	Total Taxable	0	271.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>138,676</td><td>1000</td><td></td><td>255.00</td></tr> <tr><td>2024</td><td>2024-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>230,620</td><td>1000</td><td>13,810</td><td>1,429.00</td></tr> <tr><td>2023</td><td>2023-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>130,716</td><td>1000</td><td>13,379</td><td>1,374.00</td></tr> <tr><td>2022</td><td>2022-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>130,816</td><td>1000</td><td>13,390</td><td>1,388.00</td></tr> <tr><td>2021</td><td>2021-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>138,144</td><td>1000</td><td>14,196</td><td>1,411.00</td></tr> <tr><td>2020</td><td>2020-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>136,045</td><td>1000</td><td>13,965</td><td>1,433.00</td></tr> <tr><td>2019</td><td>2019-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>133,123</td><td>1000</td><td>13,644</td><td>1,415.00</td></tr> <tr><td>2018</td><td>2018-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>136,951</td><td>1000</td><td>13,632</td><td>1,411.00</td></tr> <tr><td>2017</td><td>2017-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>135,886</td><td>1000</td><td>13,206</td><td>1,357.00</td></tr> <tr><td>2016</td><td>2016-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>132,705</td><td>1000</td><td>12,791</td><td>1,341.00</td></tr> <tr><td>2015</td><td>2015-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>130,516</td><td>1000</td><td>12,391</td><td>1,254.00</td></tr> <tr><td>2014</td><td>2014-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>131,452</td><td>1000</td><td>12,000</td><td>1,247.00</td></tr> <tr><td>2013</td><td>2013-660024809</td><td>LATTANZIA, RAYMOND &amp;</td><td>21</td><td>146,469</td><td>1000</td><td>11,622</td><td>1,194.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660024809	LATTANZIA, RAYMOND &	21	138,676	1000		255.00	2024	2024-660024809	LATTANZIA, RAYMOND &	21	230,620	1000	13,810	1,429.00	2023	2023-660024809	LATTANZIA, RAYMOND &	21	130,716	1000	13,379	1,374.00	2022	2022-660024809	LATTANZIA, RAYMOND &	21	130,816	1000	13,390	1,388.00	2021	2021-660024809	LATTANZIA, RAYMOND &	21	138,144	1000	14,196	1,411.00	2020	2020-660024809	LATTANZIA, RAYMOND &	21	136,045	1000	13,965	1,433.00	2019	2019-660024809	LATTANZIA, RAYMOND &	21	133,123	1000	13,644	1,415.00	2018	2018-660024809	LATTANZIA, RAYMOND &	21	136,951	1000	13,632	1,411.00	2017	2017-660024809	LATTANZIA, RAYMOND &	21	135,886	1000	13,206	1,357.00	2016	2016-660024809	LATTANZIA, RAYMOND &	21	132,705	1000	12,791	1,341.00	2015	2015-660024809	LATTANZIA, RAYMOND &	21	130,516	1000	12,391	1,254.00	2014	2014-660024809	LATTANZIA, RAYMOND &	21	131,452	1000	12,000	1,247.00	2013	2013-660024809	LATTANZIA, RAYMOND &	21	146,469	1000	11,622	1,194.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660024809	LATTANZIA, RAYMOND &	21	138,676	1000		255.00																																																																																																																		
2024	2024-660024809	LATTANZIA, RAYMOND &	21	230,620	1000	13,810	1,429.00																																																																																																																		
2023	2023-660024809	LATTANZIA, RAYMOND &	21	130,716	1000	13,379	1,374.00																																																																																																																		
2022	2022-660024809	LATTANZIA, RAYMOND &	21	130,816	1000	13,390	1,388.00																																																																																																																		
2021	2021-660024809	LATTANZIA, RAYMOND &	21	138,144	1000	14,196	1,411.00																																																																																																																		
2020	2020-660024809	LATTANZIA, RAYMOND &	21	136,045	1000	13,965	1,433.00																																																																																																																		
2019	2019-660024809	LATTANZIA, RAYMOND &	21	133,123	1000	13,644	1,415.00																																																																																																																		
2018	2018-660024809	LATTANZIA, RAYMOND &	21	136,951	1000	13,632	1,411.00																																																																																																																		
2017	2017-660024809	LATTANZIA, RAYMOND &	21	135,886	1000	13,206	1,357.00																																																																																																																		
2016	2016-660024809	LATTANZIA, RAYMOND &	21	132,705	1000	12,791	1,341.00																																																																																																																		
2015	2015-660024809	LATTANZIA, RAYMOND &	21	130,516	1000	12,391	1,254.00																																																																																																																		
2014	2014-660024809	LATTANZIA, RAYMOND &	21	131,452	1000	12,000	1,247.00																																																																																																																		
2013	2013-660024809	LATTANZIA, RAYMOND &	21	146,469	1000	11,622	1,194.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:46:01  
Page 2

Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2856	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	1/2 LOT 0	
Method	Square-Foot	
Base Lot Value	56,002.00 x 1.78 = 99,562	
Factor Value		
Adjustments	1.0000	
Lot Value	99,562	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,766 / 1,766
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,766
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\A\TOMMY DUNLAP\New folder (234)\IMG\_0052.JPG 7/24/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,519	99.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	206,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.67	Total Misc Impr	+	10,981			
Roofing Adj	+ 4.15	Garage Cost	+	13,373			
Subfloor Adj	+ -1.07	Total RCN	=	243,674			
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	-	119,400			
Plumbing Adj	+ 7.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,274			
Adj Base Cost	= 124.19	Lot Value	+	99,562			
Total Area	x 1,766	Indicated Value	=	223,836			
Adjusted Cost	= 219,320	Value Per SqFt		126.75			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,274		
Lot Value	99,562		
Indicated Value	223,836	126.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,836	126.75	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
PRCH	SLAB PORCH - COVERED	60819	28x6		168	23.69		3,980
PATO	SLAB PORCH - OPEN	60820	21x9		189	10.08		1,905



# Rogers

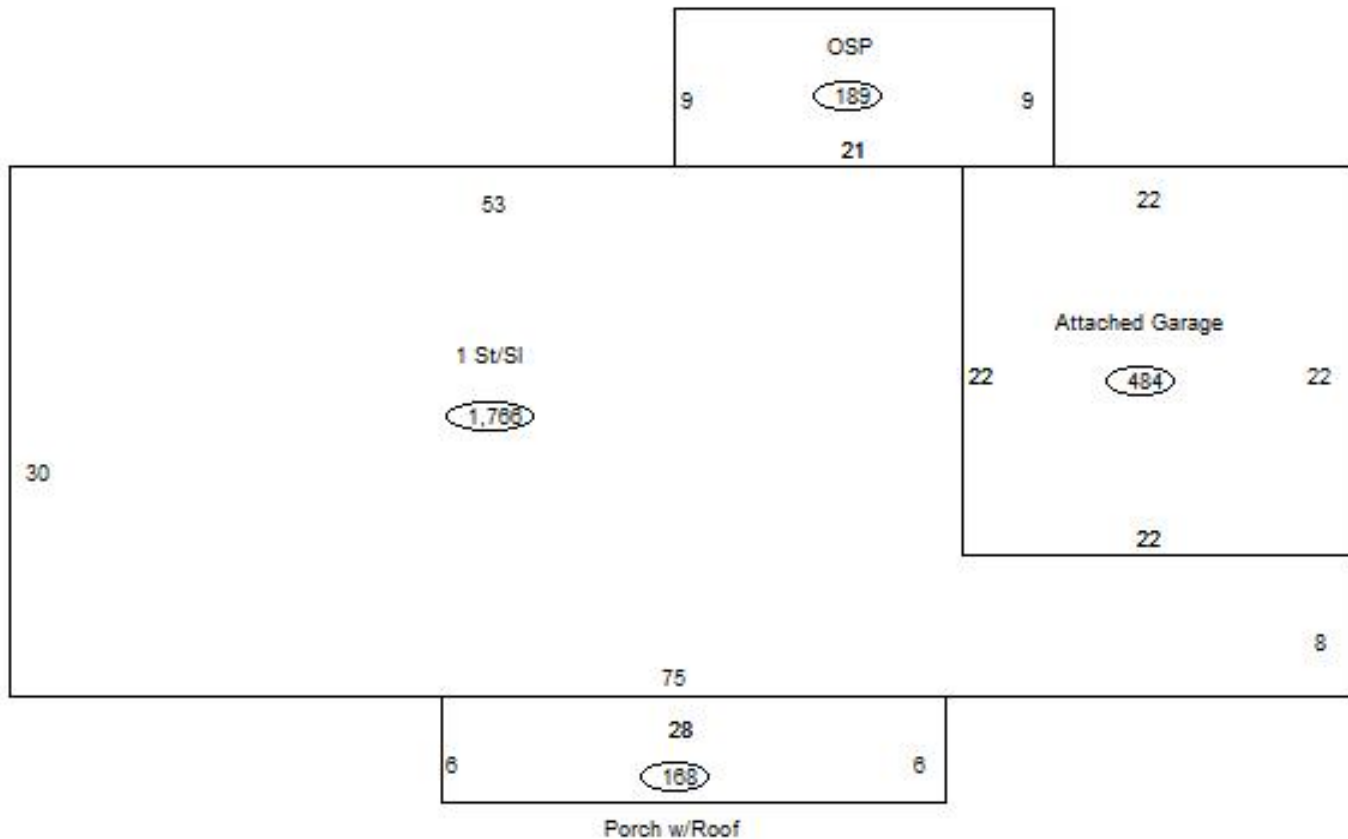
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:46:01  
 Page 3

### Sketch Image

660024809



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,766	1.000	1,766
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	189	1.000	189
<b>Total Building Area</b>						1,766		1,766



# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:46:01  
Page 4

660024809

### Outbuildings/Site Improvements

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