



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:24:13
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Assessment Data					Primary Image				
Account	660051428				No Image On File				
Parcel ID	21N15E-14-3-00000-000-0000								
Cadastral ID	14-21-15-02010								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	346914								
CLASSEN, DYLAN									
21707 S WINCHESTER CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21707 S WINCHESTER CT								
Subdivision									
Lot/Block	/	Parcel Size	5.39 - Acres						
Sec/Twn/Rng	14 / 21 / 15 / 3								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29762254 -95.68390796									
TR IN N2 SW, BEG SW/C N2 SW E 659.36' TO POB, E 296.64' N 607.32', N 57-35 W 245.15' S 87-33 W 183.40'. S 08-45 W 179', S 82-44 E 76.47', S 540.23' TO POB					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MCBRIDE, JOHN M & DONNA M	04/18/2025	450,000	WG
					883/641	WARREN, LARRY	06/05/1992	22,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	122,180	122,180	11%	13,440	Assessed	13,440	1,242.26
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	122,180	122,180	13,440	Total Taxable	13,440	1,242.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660051428	CLASSEN, DYLAN	18	122,180	0	5,616	519.00		
2024	2024-660051428	MCBRIDE, JOHN M & DONNA M	18	122,180	0	5,349	494.00		
2023	2023-660051428	MCBRIDE, JOHN M	18	87,006	0	5,094	467.00		
2022	2022-660051428	MCBRIDE, JOHN M	18	85,120	0	4,852	449.00		
2021	2021-660051428	MCBRIDE, JOHN M	18	85,120	0	4,621	408.00		
2020	2020-660051428	MCBRIDE, JOHN M	18	80,120	0	4,401	403.00		
2019	2019-660051428	MCBRIDE, JOHN M	18	73,120	0	4,191	388.00		
2018	2018-660051428	MCBRIDE, JOHN M	18	73,120	0	3,992	369.00		
2017	2017-660051428	MCBRIDE, JOHN M	18	73,120	0	3,802	349.00		
2016	2016-660051428	MCBRIDE, JOHN M	18	73,120	0	3,621	339.00		
2015	2015-660051428	MCBRIDE, JOHN M	18	73,120	0	3,448	310.00		
2014	2014-660051428	MCBRIDE, JOHN M	18	73,120	0	3,284	305.00		
2013	2013-660051428	MCBRIDE, JOHN M	18	73,120	0	3,128	286.00		



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Lot Data		Square-Foot - NBHD 6080 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	5.5162							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	240,285.00 x .51 = 122,180							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	122,180			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	122,180			
Basement Area				Indicated Value	122,180	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value 122,180 0.00 Total Value Per SqFt				
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	+ 122,180					
Total Area	x	Indicated Value	= 122,180					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value