



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 16:55:49  
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Assessment Data					Primary Image									
Account	660079360				No Image On File									
Parcel ID	000000-00-0-00956-002-0005													
Cadastral ID	23-21-16-02450													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	339459													
FRANKS, CORY & NATASHA														
17550 E 430 RD CLAREMORE OK 74017-0000														
<b>Parcel Location</b>														
Situs	22037 CLIFFSIDE PL													
Subdivision	WOODRIDGE EAST													
Lot/Block	0005 / 0002	Parcel Size 1.29 - Lots												
Sec/Twn/Rng	23 / 21 / 16 / 5													
Neighborhood	1145 - R-V01-SE FOYIL													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.29138729 -95.57173046														
<b>Building Permits</b>														
LOT 5 BLOCK 2 WOODRIDGE EAST														
<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>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	RAGLAND INVESTMENTS LLC	09/01/2022	40,000	YES					
					/	WINDRIVER LLC	05/05/2022	0	WB					
					1917/45	COMMERCIAL FEDERAL BANK	11/15/2007	210,000	3					
					1578/773	WACO CONSTRUCTION LC	04/06/2004	0	10					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2023	Land Value	51,164	44,214	11%	4,864	Assessed	4,864	403.96					
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	51,164	44,214	4,864	Total Taxable	4,864	404.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660079360	FRANKS, CORY & NATASHA			5	51,164	0	4,632	385.00					
2024	2024-660079360	FRANKS, CORY & NATASHA			5	40,104	0	4,411	368.00					
2023	2023-660079360	FRANKS, CORY & NATASHA			5	40,000	0	4,400	366.00					
2022	2022-660079360	FRANKS, CORY & NATASHA			5	11,050	0	1,216	101.00					
2021	2021-660079360	WINDRIVER LLC			5	11,050	0	1,216	103.00					
2020	2020-660079360	WINDRIVER LLC			5	11,050	0	1,216	103.00					
2019	2019-660079360	WINDRIVER LLC			5	11,050	0	1,216	105.00					
2018	2018-660079360	WINDRIVER LLC			5	11,050	0	1,216	105.00					
2017	2017-660079360	WINDRIVER LLC			5	11,050	0	1,216	99.00					
2016	2016-660079360	WINDRIVER LLC			5	11,050	0	1,216	104.00					
2015	2015-660079360	WINDRIVER LLC			5	11,050	0	1,216	103.00					
2014	2014-660079360	WINDRIVER LLC			5	11,050	0	1,216	104.00					
2013	2013-660079360	WINDRIVER LLC			5	11,050	0	1,216	106.00					



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Lot Data		Square-Foot - NBHD 1145 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.3016							
Topography								
Street Access								
Utilities								
Amenities		3						
		0						
Method	Square-Foot							
Base Lot Value	56,699.00 x 1.20 = 68,218							
Factor Value	-17,054							
Adjustments	1.0000							
Lot Value	51,164							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				<b>Multiple Regression</b>				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area /				Indicated Value				
Style				<b>Direct Comparables</b>				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	51,164			
Year/Eff Age /				Indicated Value	51,164 0.00 Per SqFt			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	51,164 0.00 Total Value Per SqFt			
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	+ 51,164					
Total Area	x	Indicated Value	= 51,164					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value