



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:55:53
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Assessment Data					Primary Image									
Account	660079362				No Image On File									
Parcel ID	000000-00-0-00956-002-0007													
Cadastral ID	23-21-16-02470													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	341986													
VANOVER, KEVIN & DEBORAH														
22097 S COUNTRYSIDE DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	22077 S COUNTRYSIDE DR													
Subdivision	WOODRIDGE EAST													
Lot/Block	0007 / 0002	Parcel Size 1.23 - Lots												
Sec/Twn/Rng	23 / 21 / 16 / 5													
Neighborhood	1145 - R-V01-SE FOYIL													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.29056917 -95.57171535														
Building Permits														
LOT 7 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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	RAGLAND INVESTMENTS LLC	01/09/2024	46,000	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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2025	Land Value	46,000	46,000	11%	5,060	Assessed	5,060	420.23					
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	46,000	46,000	5,060	Total Taxable	5,060	420.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660079362	VANOVER, KEVIN & DEBORAH			5	46,000	0	5,060	420.00					
2024	2024-660079362	VANOVER, KEVIN & DEBORAH			5	39,502	0	1,276	106.00					
2023	2023-660079362	RAGLAND INVESTMENTS LLC			5	11,050	0	1,216	101.00					
2022	2022-660079362	RAGLAND INVESTMENTS LLC			5	11,050	0	1,216	101.00					
2021	2021-660079362	WINDRIVER LLC			5	11,050	0	1,216	103.00					
2020	2020-660079362	WINDRIVER LLC			5	11,050	0	1,216	103.00					
2019	2019-660079362	WINDRIVER LLC			5	11,050	0	1,216	105.00					
2018	2018-660079362	WINDRIVER LLC			5	11,050	0	1,216	105.00					
2017	2017-660079362	WINDRIVER LLC			5	11,050	0	1,216	99.00					
2016	2016-660079362	WINDRIVER LLC			5	11,050	0	1,216	104.00					
2015	2015-660079362	WINDRIVER LLC			5	11,050	0	1,216	103.00					
2014	2014-660079362	WINDRIVER LLC			5	11,050	0	1,216	104.00					
2013	2013-660079362	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	1.2671						
Topography							
Street Access							
Utilities							
Amenities		3					
		0					
Method	Square-Foot						
Base Lot Value	55,194.00 x 1.22 = 67,239						
Factor Value	-16,810						
Adjustments	0.9122						
Lot Value	46,000						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adjusted R			
Base/Total Area /				Indicated Value			
Style				Direct Comparables			
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 / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	46,000		
Year/Eff Age /				Indicated Value	46,000	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	46,000	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	+ 46,000				
Total Area	x	Indicated Value	= 46,000				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value