



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:55:57
 Page 1

Assessment Data	Primary Image
Account 660079364 Parcel ID 000000-00-0-00956-002-0009 Cadastral ID 23-21-16-02490 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 345553 ZARANTI, KEVIN J & ANNETTE 22137 COUNTRYSIDE DR CLAREMORE OK 74019-0000 Parcel Location Situs 22117 S COUNTRYSIDE DR Subdivision WOODRIDGE EAST Lot/Block 0009 / 0002 Parcel Size 1.24 - Lots Sec/Twn/Rng 23 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS	<p>No Image On File</p>

Legal Description Lat/Long: 36.28974546 -95.57170261	Building Permits
---	-------------------------

Number	Description	Opened	Closed	Amount
LOT 9 BLOCK 2 WOODRIDGE EAST				

Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Exemptions					Sale History				
					/	RAGLAND INVESTMENTS LLC	10/10/2024	26,000	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

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2025	Land Value 26,000	26,000	11%	2,860	Assessed	2,860	237.52
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 26,000	26,000		2,860	Total Taxable	2,860	238.00

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
----------	------------------	--------------	----------	-------------	------------	---------------	------------

2025	2025-660079364	ZARANTI, KEVIN J &	5	26,000	0	2,860	238.00
2024	2024-660079364	RAGLAND INVESTMENTS LLC	5	39,145	0	1,276	106.00
2023	2023-660079364	RAGLAND INVESTMENTS LLC	5	11,050	0	1,216	101.00
2022	2022-660079364	RAGLAND INVESTMENTS LLC	5	11,050	0	1,216	101.00
2021	2021-660079364	WINDRIVER LLC	5	11,050	0	1,216	103.00
2020	2020-660079364	WINDRIVER LLC	5	11,050	0	1,216	103.00
2019	2019-660079364	WINDRIVER LLC	5	11,050	0	1,216	105.00
2018	2018-660079364	WINDRIVER LLC	5	11,050	0	1,216	105.00
2017	2017-660079364	WINDRIVER LLC	5	11,050	0	1,216	99.00
2016	2016-660079364	WINDRIVER LLC	5	11,050	0	1,216	104.00
2015	2015-660079364	WINDRIVER LLC	5	11,050	0	1,216	103.00
2014	2014-660079364	WINDRIVER LLC	5	11,050	0	1,216	104.00
2013	2013-660079364	WINDRIVER LLC	5	11,050	0	1,216	106.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:55:57
 Page 2

Lot Data		Square-Foot - NBHD 1145 #1		Primary Image			
Lot Size							
Lot Count							
Units Buildable	1						
Non-Ag Acres	1.2466						
Topography							
Street Access							
Utilities							
Amenities		4					
		0					
Method	Square-Foot						
Base Lot Value	54,302.00 x 1.23 = 66,660						
Factor Value	-33,330						
Adjustments	0.7801						
Lot Value	26,000						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adusted 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	26,000		
Year/Eff Age /				Indicated Value	26,000	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	26,000	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	+ 26,000				
Total Area	x	Indicated Value	= 26,000				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value