



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660102079									
Parcel ID	000000-0-0-000136-001-0007									
Cadastral ID	19-21-16-05060									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	333982									
WOOD, ALEXANDRIA & TRENTON										
2541 S CATALAYAH LN CLAREMORE OK 74019-0000										
Parcel Location										
Situs	02541 S CATALAYAH LN									
Subdivision	CATALAYAH CROSSING									
Lot/Block	0007 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	19 / 21 / 16 / 5									
Neighborhood	1012 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.28090455 -95.64606347				Building Permits						
LOT 7 BLOCK 1 CATALAYAH CROSSING				Number	Description	Opened	Closed	Amount		
				R20 150	R21- NEW 2575 SQ FT SFR	04/2020	01/2021	250,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	Yes	1,000	1,000	/	WILLOY HOMES LLC	03/15/2021	375,000	YES	
					/	INTRINSIC DEVELOPMENT LLC	03/20/2020	166,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2022		Land Value	39,593	39,593	11%	Assessed	44,057	4,072.19	
Year Frozen			Improvements	360,924	360,924		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	1,000	-92.00	
TIF Project ID	0		Total Value	400,517	400,517	44,057	Total Taxable	43,057	3,980.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102079	WOOD, ALEXANDRIA & TRENTON		17	389,727	1000	41,870	3,870.00		
2024	2024-660102079	WOOD, ALEXANDRIA & TRENTON		17	411,539	1000	41,487	3,834.00		
2023	2023-660102079	WOOD, ALEXANDRIA & TRENTON		17	375,000	1000	40,250	3,687.00		
2022	2022-660102079	WOOD, ALEXANDRIA & TRENTON		17	375,000	1000	40,250	3,726.00		
2021	2021-660102079	WOOD, ALEXANDRIA & TRENTON		17	155,307	0	17,084	1,509.00		
2020	2020-660102079	WILLOY HOMES LLC		17	7,314	0	805	74.00		
2019	2019-660102079	INTRINSIC DEVELOPMENT LLC		17	7,314	0	805	75.00		



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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3884		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	16,920.00 x 2.34 = 39,593		
Factor Value			
Adjustments	1.0000		
Lot Value	39,593		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG\_000' 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,267 / 2,822
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,267
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	765 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	393,265	139.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	387,180		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.57	Total Misc Impr	+ 17,280
Roofing Adj	+ 4.07	Garage Cost	+ 27,612
Subfloor Adj	+ -2.65	Total RCN	= 379,920
Heat/Cool Adj	+ 14.04	Depreciation ( 5%)	- 18,996
Plumbing Adj	+ 7.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 360,924
Adj Base Cost	= 118.72	Lot Value	+ 39,593
Total Area	x 2,822	Indicated Value	= 400,517
Adjusted Cost	= 335,028	Value Per SqFt	141.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	360,924		
Lot Value	39,593		
Indicated Value	400,517	141.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	400,517	141.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149125	295		295	27.64		8,154
PRCH	SLAB PORCH - COVERED	149126	17x6		102	28.32		2,889
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,236.74		6,237



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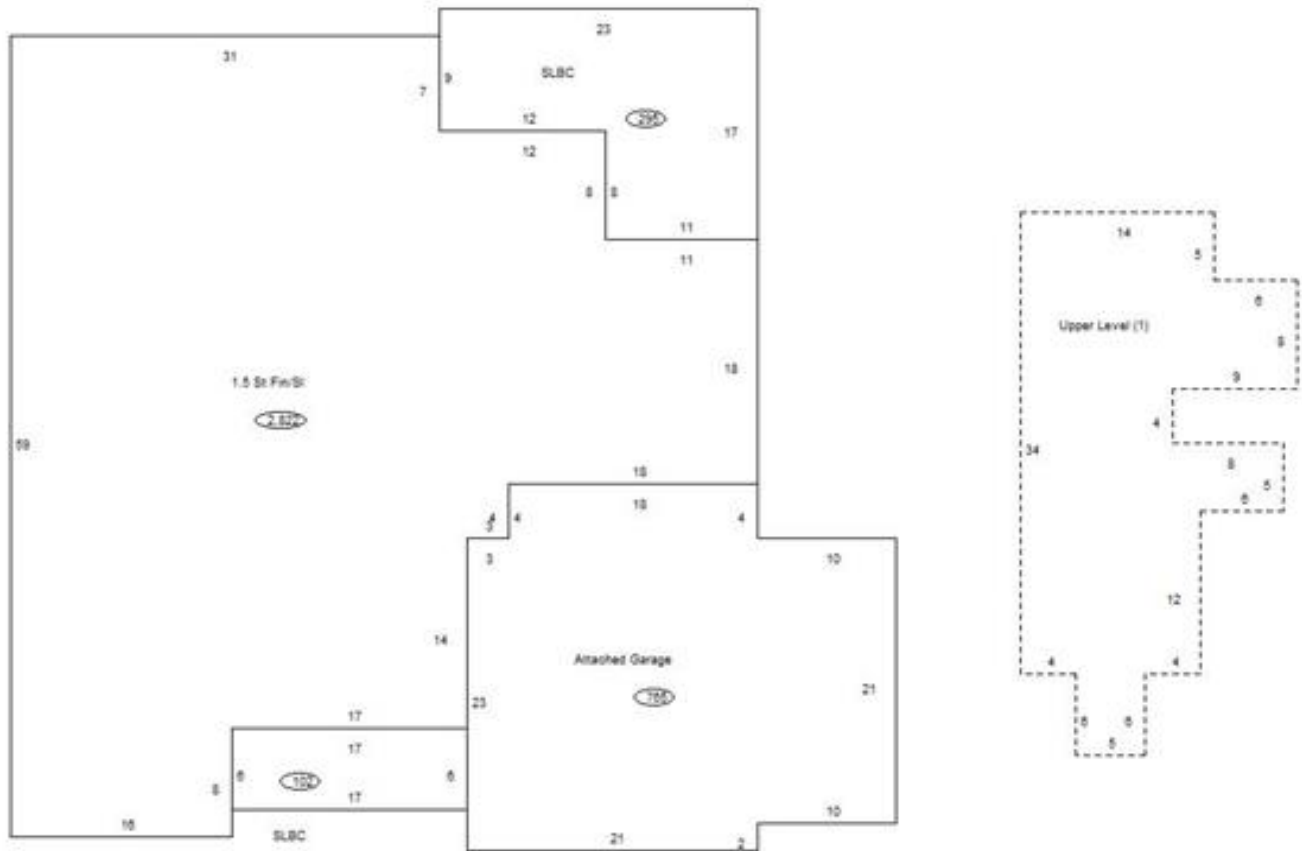
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### Sketch Image

660102079



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,267	1.245	2,822
2	U	^UL		10	Upper Level (1)	555	1.000	555
3	G	1		10	Attached Garage	765	1.000	765
4	M	PRCH		10	SLBC	295	1.000	295
5	M	PRCH		10	SLBC	102	1.000	102
<b>Total Building Area</b>						<b>2,267</b>		<b>2,822</b>