



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:53:33
Page 1

Assessment Data				Primary Image						
Account	660102278									
Parcel ID	00000-0-0-0000944-001-0013									
Cadastral ID	01-21-16-02420									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area 1								
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE									
Name ID	332187									
EATON, RYAN W & JANIE										
15362 E TAYLOR LN CLAREMORE OK 74017-0000										
Parcel Location										
Situs	15362 E TAYLOR LN									
Subdivision	WIND RIDGE AMD									
Lot/Block	0013 / 0001	Parcel Size 1 - Lots								
Sec/Twn/Rng	1 / 21 / 16 / 5									
Neighborhood	1029 - R-V01-NE SEQUOYAH									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.32395644 -95.55454431				Building Permits						
LOT 13 BLOCK 1 WIND RIDGE AMD				Number	Description	Opened	Closed	Amount		
				R24 016	NEW POOL	03/2024	07/2024	62,800		
				R20 000033	R21- NEW 2400 SQ FT SFR	02/2020	10/2020	250,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	Yes	1,000	1,000	/	PETERS, MICHAEL J &	09/25/2020	305,000	YES	
					/	HIGHFILL PROPERTIES LLC	08/21/2019	44,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	
Remove Cap	2021		Land Value	47,562	46,422	11%	5,106	Assessed	42,396	3,944.95
Year Frozen			Improvements	382,159	338,999		37,290	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0		Total Value	429,721	385,421		42,396	Total Taxable	41,396	3,862.00
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102278	EATON, RYAN W & JANIE		93	420,558	1000	40,162	3,747.00		
2024	2024-660102278	EATON, RYAN W & JANIE		93	401,226	1000	35,423	3,539.00		
2023	2023-660102278	EATON, RYAN W & JANIE		93	359,786	1000	34,363	3,427.00		
2022	2022-660102278	EATON, RYAN W & JANIE		93	343,593	1000	33,333	3,322.00		
2021	2021-660102278	EATON, RYAN W & JANIE		93	303,027	1000	32,333	3,276.00		
2020	2020-660102278	EATON, RYAN W & JANIE		93	45,001	0	4,950	483.00		



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Date 04/18/2026
Time 09:53:33
Page 2

Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7279		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	31,708.00 x 1.50 = 47,562		
Factor Value			
Adjustments	1.0000		
Lot Value	47,562		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_001 2/21/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,462 / 2,462
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,462
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
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	393,828	159.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	408,080 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.30	Total Misc Impr	+ 18,712
Roofing Adj	+ 5.18	Garage Cost	+ 28,466
Subfloor Adj	+ -3.39	Total RCN	= 369,134
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 18,457
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 350,677
Adj Base Cost	= 130.77	Lot Value	+ 47,562
Total Area	x 2,462	Indicated Value	= 398,239
Adjusted Cost	= 321,956	Value Per SqFt	161.75

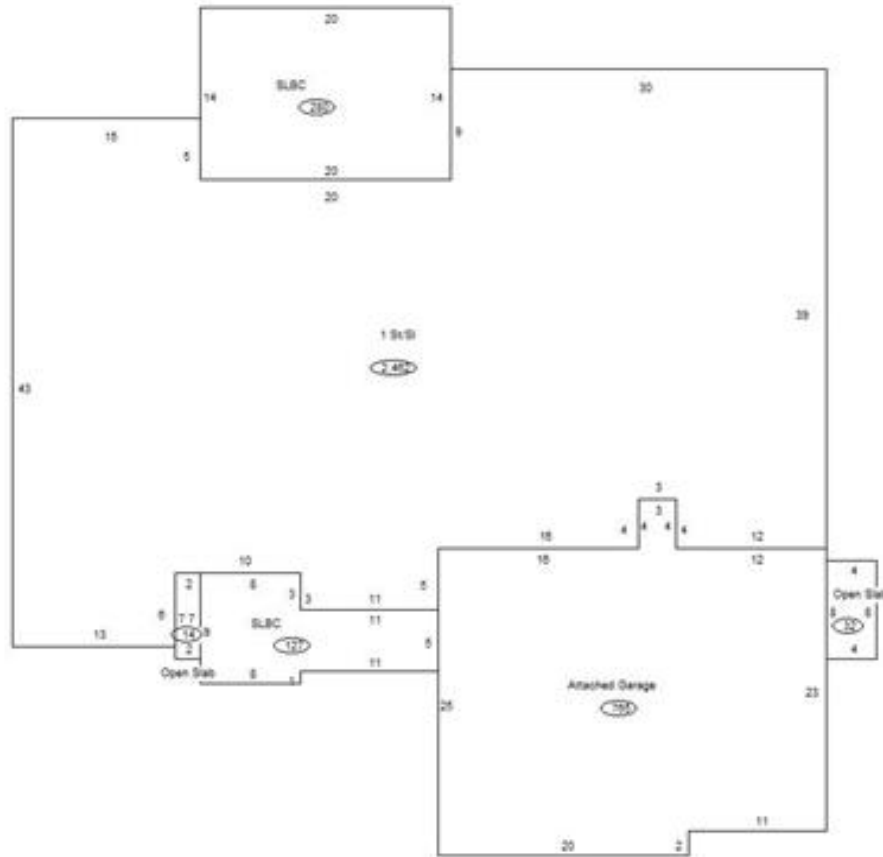
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	350,677		
Lot Value	47,562		
Indicated Value	398,239	161.75	Per SqFt
Agland Value			
Site Improvements	31,482		
Total Value	429,721	174.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147405	20x14		280	28.54		7,991
PRCH	SLAB PORCH - COVERED	147406	127		127	29.10		3,696
PATO	SLAB PORCH - OPEN	147407	8x4		32	12.93		414
PATO	SLAB PORCH - OPEN	147408	7x2		14	12.93		181
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



Sketch Image

660102278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,462	1.000	2,462
2	G	1		10	Attached Garage	765	1.000	765
3	M	PRCH		10	SLBC	280	1.000	280
4	M	PRCH		10	SLBC	127	1.000	127
5	M	PATO		10	Open Slab	32	1.000	32
6	M	PATO		10	Open Slab	14	1.000	14
Total Building Area						2,462		2,462



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Date 04/18/2026
Time 09:53:33
Page 4

660102278

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	30x16x0	Reinforced-Concrete		480
	Qual	6	Cond 6	Year 2024	Eff Age 1	
Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (69.04 x 480)		33,139		33,139	1,657	31,482