



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:13:00  
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Assessment Data					Primary Image				
<b>Account</b>	660104350								
<b>Parcel ID</b>	00000-0-0-0000416-001-0010								
<b>Cadastral ID</b>	30-21-16-13600								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	URP	VI Area 1							
<b>Tax Area</b>	85 - CLRM SD-VERD TOWN/FIRE								
<b>Name ID</b>	334144								
RAGLAND, ABIGAIL									
23553 S MAE DR CLAREMORE OK 74019-0000									
<b>Parcel Location</b>									
<b>Situs</b>	23553 S MAE DR								
<b>Subdivision</b>	KING RIDGE IV								
<b>Lot/Block</b>	0010 / 0001	<b>Parcel Size</b> 1 - Lots							
<b>Sec/Twn/Rng</b>	30 / 21 / 16 / 5								
<b>Neighborhood</b>	1109 - R-V03-SW VERDIGRIS								
<b>School District</b>	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.27032492 -95.64968461									
<b>Building Permits</b>									
LOT 10 BLOCK 1 KING RIDGE IV									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R21	R22- NEW SFR	03/2021	05/2021						
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	RAUSCH COLEMAN HOMES OF TULSA/	03/31/2021	173,000	YES					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>	
Remove Cap	2022	Land Value	47,591	41,140	11%	4,525	Assessed	20,794 2,270.12	
Year Frozen		Improvements	171,690	147,901		16,269	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	<b>Total Value</b>	219,281	189,041		20,794	<b>Total Taxable</b>	19,794 2,178.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660104350	RAGLAND, ABIGAIL	85	214,088	1000	19,189	2,112.00		
2024	2024-660104350	RAGLAND, ABIGAIL	85	217,544	1000	18,601	1,921.00		
2023	2023-660104350	RAGLAND, ABIGAIL	85	173,000	1000	18,030	1,848.00		
2022	2022-660104350	RAGLAND, ABIGAIL	85	173,000	1000	18,030	1,865.00		
2021	2021-660104350	RAGLAND, ABIGAIL	85	5,354	0	589	58.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2997		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,057.00 x 4.56 = 59,489		
Factor Value			
Adjustments	0.8000		
Lot Value	47,591		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Frame, Siding, Viny
Base/Total Area	1,282 / 1,282
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,282
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	198,690	154.98 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	7	
Indicated Value	179,720	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	171,690		
Lot Value	47,591		
Indicated Value	219,281	171.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	219,281	171.05	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.68	Total Misc Impr	+ 2,194
Roofing Adj	+ 4.67	Garage Cost	+ 14,362
Subfloor Adj	+ -1.21	Total RCN	= 178,844
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	- 7,154
Plumbing Adj	+ 10.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,690
Adj Base Cost	= 126.59	Lot Value	+ 47,591
Total Area	x 1,282	Indicated Value	= 219,281
Adjusted Cost	= 162,288	Value Per SqFt	171.05

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150377	10x7		70	10.86		760
PRCH	Slab Porch - Covered	150378	15x3		45	24.13		1,086
PATO	Slab Porch - Open	150379	8x4		32	10.86		348



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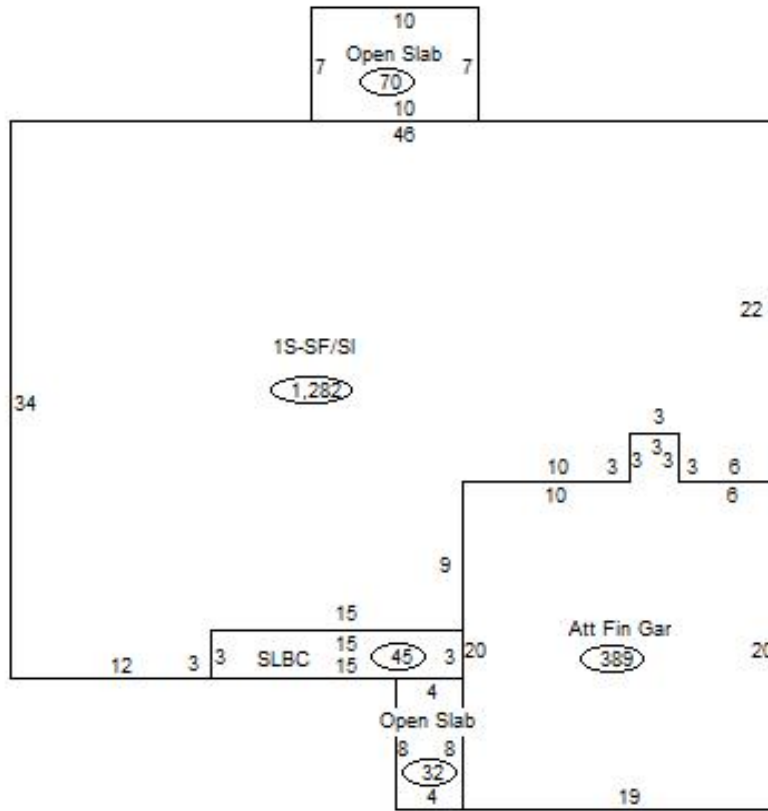
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### Sketch Image

660104350



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,282	1.000	1,282
2	G	5		13	Att Fin Gar	389	1.000	389
3	M	PATO		13	Open Slab	70	1.000	70
4	M	PRCH		13	SLBC	45	1.000	45
5	M	PATO		13	Open Slab	32	1.000	32
<b>Total Building Area</b>						1,282		1,282