



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:14:17
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001228 Parcel ID 000000-00-0-00930-001-0012 Cadastral ID 02-20-15-06000 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 177424 THOMAS, RALPH EDWARD-TRUST 8904 E SUNNY DR CLAREMORE OK 74019-0000 Parcel Location Situs 08904 E SUNNY DR Subdivision WILLIS ESTATES Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p style="text-align: right; color: orange;">03/01/2022 11:34</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0301\IMG_0060. 3/3/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.23725412 -95.67403674 LOT 12 BLOCK 1 WILLIS ESTATES																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 76,049</td> <td>43,696</td> <td>11%</td> <td>4,807</td> <td>Assessed</td> <td>24,155</td> <td>2,515.30</td> </tr> <tr> <td>Year Frozen</td> <td>2023</td> <td>Improvements 306,131</td> <td>175,896</td> <td></td> <td>19,348</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 382,180</td> <td>219,592</td> <td></td> <td>24,155</td> <td>Total Taxable</td> <td>23,155</td> <td>2,428.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	0	Land Value 76,049	43,696	11%	4,807	Assessed	24,155	2,515.30	Year Frozen	2023	Improvements 306,131	175,896		19,348	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 382,180	219,592		24,155	Total Taxable	23,155	2,428.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2672/582</td> <td>THOMAS, RALPH E</td> <td>10/19/2017</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2672/582	THOMAS, RALPH E	10/19/2017	0	4																																																									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	0	Land Value 76,049	43,696	11%	4,807	Assessed	24,155	2,515.30																																																																																																																	
Year Frozen	2023	Improvements 306,131	175,896		19,348	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00																																																																																																																	
TIF Project ID	0	Total Value 382,180	219,592		24,155	Total Taxable	23,155	2,428.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2672/582	THOMAS, RALPH E	10/19/2017	0	4																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660001228</td><td>THOMAS, RALPH EDWARD-TRUST</td><td>80</td><td>297,471</td><td>1000</td><td>23,155</td><td>2,428.00</td></tr> <tr><td>2024</td><td>2024-660001228</td><td>THOMAS, RALPH EDWARD-TRUST</td><td>80</td><td>295,135</td><td>1000</td><td>23,155</td><td>2,230.00</td></tr> <tr><td>2023</td><td>2023-660001228</td><td>THOMAS, RALPH EDWARD-TRUST</td><td>80</td><td>240,981</td><td>1000</td><td>23,156</td><td>2,196.00</td></tr> <tr><td>2022</td><td>2022-660001228</td><td>THOMAS, RALPH EDWARD-TRUST</td><td>80</td><td>246,893</td><td>1000</td><td>22,452</td><td>2,169.00</td></tr> <tr><td>2021</td><td>2021-660001228</td><td>THOMAS, RALPH EDWARD-TRUST</td><td>80</td><td>244,804</td><td>1000</td><td>21,769</td><td>2,048.00</td></tr> <tr><td>2020</td><td>2020-660001228</td><td>THOMAS, RALPH EDWARD-TRUST</td><td>80</td><td>243,007</td><td>1000</td><td>21,105</td><td>1,990.00</td></tr> <tr><td>2019</td><td>2019-660001228</td><td>THOMAS, RALPH EDWARD-TRUST</td><td>80</td><td>230,356</td><td>1000</td><td>20,462</td><td>1,959.00</td></tr> <tr><td>2018</td><td>2018-660001228</td><td>THOMAS, RALPH EDWARD-TRUST</td><td>80</td><td>240,006</td><td>1000</td><td>19,837</td><td>1,901.00</td></tr> <tr><td>2017</td><td>2017-660001228</td><td>THOMAS, RALPH E</td><td>80</td><td>237,490</td><td>1000</td><td>19,229</td><td>1,847.00</td></tr> <tr><td>2016</td><td>2016-660001228</td><td>THOMAS, RALPH E</td><td>80</td><td>231,364</td><td>1000</td><td>18,641</td><td>1,796.00</td></tr> <tr><td>2015</td><td>2015-660001228</td><td>THOMAS, RALPH E</td><td>80</td><td>224,440</td><td>1000</td><td>18,069</td><td>1,755.00</td></tr> <tr><td>2014</td><td>2014-660001228</td><td>THOMAS, RALPH E</td><td>80</td><td>228,753</td><td>1000</td><td>17,513</td><td>1,611.00</td></tr> <tr><td>2013</td><td>2013-660001228</td><td>THOMAS, RALPH E &</td><td>80</td><td>204,295</td><td>1000</td><td>16,974</td><td>1,617.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660001228	THOMAS, RALPH EDWARD-TRUST	80	297,471	1000	23,155	2,428.00	2024	2024-660001228	THOMAS, RALPH EDWARD-TRUST	80	295,135	1000	23,155	2,230.00	2023	2023-660001228	THOMAS, RALPH EDWARD-TRUST	80	240,981	1000	23,156	2,196.00	2022	2022-660001228	THOMAS, RALPH EDWARD-TRUST	80	246,893	1000	22,452	2,169.00	2021	2021-660001228	THOMAS, RALPH EDWARD-TRUST	80	244,804	1000	21,769	2,048.00	2020	2020-660001228	THOMAS, RALPH EDWARD-TRUST	80	243,007	1000	21,105	1,990.00	2019	2019-660001228	THOMAS, RALPH EDWARD-TRUST	80	230,356	1000	20,462	1,959.00	2018	2018-660001228	THOMAS, RALPH EDWARD-TRUST	80	240,006	1000	19,837	1,901.00	2017	2017-660001228	THOMAS, RALPH E	80	237,490	1000	19,229	1,847.00	2016	2016-660001228	THOMAS, RALPH E	80	231,364	1000	18,641	1,796.00	2015	2015-660001228	THOMAS, RALPH E	80	224,440	1000	18,069	1,755.00	2014	2014-660001228	THOMAS, RALPH E	80	228,753	1000	17,513	1,611.00	2013	2013-660001228	THOMAS, RALPH E &	80	204,295	1000	16,974	1,617.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660001228	THOMAS, RALPH EDWARD-TRUST	80	297,471	1000	23,155	2,428.00																																																																																																																		
2024	2024-660001228	THOMAS, RALPH EDWARD-TRUST	80	295,135	1000	23,155	2,230.00																																																																																																																		
2023	2023-660001228	THOMAS, RALPH EDWARD-TRUST	80	240,981	1000	23,156	2,196.00																																																																																																																		
2022	2022-660001228	THOMAS, RALPH EDWARD-TRUST	80	246,893	1000	22,452	2,169.00																																																																																																																		
2021	2021-660001228	THOMAS, RALPH EDWARD-TRUST	80	244,804	1000	21,769	2,048.00																																																																																																																		
2020	2020-660001228	THOMAS, RALPH EDWARD-TRUST	80	243,007	1000	21,105	1,990.00																																																																																																																		
2019	2019-660001228	THOMAS, RALPH EDWARD-TRUST	80	230,356	1000	20,462	1,959.00																																																																																																																		
2018	2018-660001228	THOMAS, RALPH EDWARD-TRUST	80	240,006	1000	19,837	1,901.00																																																																																																																		
2017	2017-660001228	THOMAS, RALPH E	80	237,490	1000	19,229	1,847.00																																																																																																																		
2016	2016-660001228	THOMAS, RALPH E	80	231,364	1000	18,641	1,796.00																																																																																																																		
2015	2015-660001228	THOMAS, RALPH E	80	224,440	1000	18,069	1,755.00																																																																																																																		
2014	2014-660001228	THOMAS, RALPH E	80	228,753	1000	17,513	1,611.00																																																																																																																		
2013	2013-660001228	THOMAS, RALPH E &	80	204,295	1000	16,974	1,617.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:14:18
Page 2

Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.6917		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	73,689.00 x 1.03 = 76,049		
Factor Value			
Adjustments	1.0000		
Lot Value	76,049		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0301\IMG_0060. 3/3/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Plywood or Ha
Base/Total Area	1,742 / 2,570
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,742
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	612 Attached Garage - Finished
Remodel	
Year/Eff Age	1990 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	321,846 125.23 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	345,100 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	296,508
Lot Value	76,049
Indicated Value	372,557 144.96 Per SqFt
Agland Value	
Site Improvements	9,623
Total Value	382,180 148.71 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.44	Total Misc Impr	+ 23,142
Roofing Adj	+ 3.76	Garage Cost	+ 29,199
Subfloor Adj	+ -2.41	Total RCN	= 361,204
Heat/Cool Adj	+ 14.47	Depreciation (26%)	- 93,913
Plumbing Adj	+ 6.92	Lump Sums	+ 29,217
Basement Adj	+ 0.00	RCNLD	= 296,508
Adj Base Cost	= 120.18	Lot Value	+ 76,049
Total Area	x 2,570	Indicated Value	= 372,557
Adjusted Cost	= 308,863	Value Per SqFt	144.96

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	3249		196	196	28.81		5,647
PRCH	SLAB PORCH - COVERED	3250	36x9		324	28.40		9,202
PATO	SLAB PORCH - OPEN	3252	15x10		150	12.42		1,863
BALW	Balcony - Wood	179461		136	136	31.64		4,303
GRDT	Garage - Detached	179462	32x24		768	32.44		24,914



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

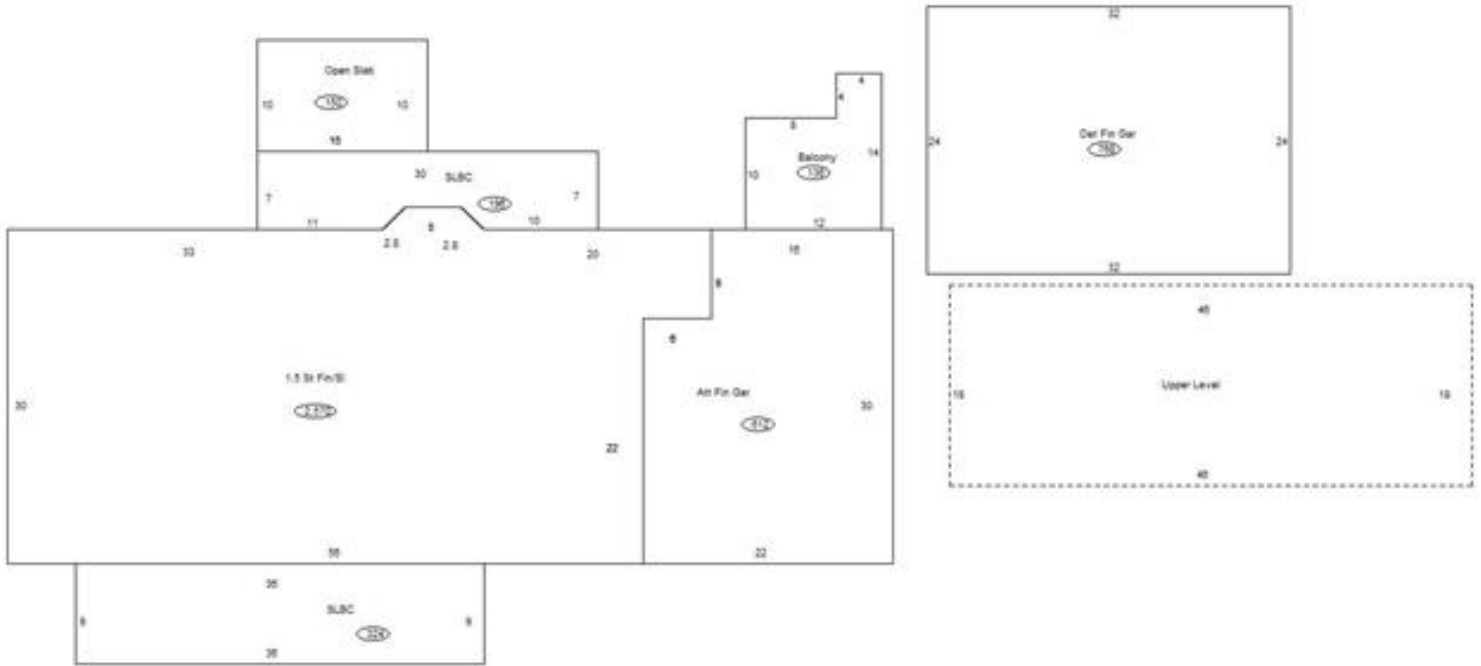
Date 04/17/2026

Time 02:14:18

Page 3

Sketch Image

660001228



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	1,742	1.475	2,570
2	G	5		10	Att Fin Gar	612	1.000	612
3	M	PRCH		10	SLBC	196	1.000	196
4	M	PRCH		10	SLBC	324	1.000	324
5	U	^UL	Overhang	10	Upper Level	828	1.000	828
6	M	PATO		10	Open Slab	150	1.000	150
7	M	BALW		10	Balcony	136	1.000	136
8	G	6		10	Det Fin Gar	768	1.000	768
Total Building Area						1,742		2,570



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:14:18
 Page 4

660001228

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			768
	Qual 3	Cond 3	Year 1992	Eff Age 26		
		Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 768)	20,920	20,920	11,297	9,623