




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																				
<b>Account</b> 660001246 <b>Parcel ID</b> 20N16E-02-2-00000-000-0000 <b>Cadastral ID</b> 02-20-16-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 175004 GREEN, R P  25405 S 4170 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25405 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS	 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-10\IMG 9/10/2021</p>																				
<b>Legal Description</b> Lat/Long: 36.24318620 -95.58190326 SW SW NW	<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount															
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<b>Exemptions</b> <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	<b>Sale History</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value 1,993	871	11%	96	Assessed	9,180	762.40	
Year Frozen	2005	Improvements 188,984	82,589		9,084	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value 190,977	83,460		9,180	Total Taxable	8,180	679.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660001246	GREEN, R P	5	135,451	1000	8,180	679.00	
2024	2024-660001246	GREEN, R P	5	139,413	1000	8,181	683.00	
2023	2023-660001246	GREEN, R P	5	120,821	1000	8,180	681.00	
2022	2022-660001246	GREEN, R P	5	118,939	1000	8,181	680.00	
2021	2021-660001246	GREEN, R P	5	123,741	1000	8,181	694.00	
2020	2020-660001246	GREEN, R P	5	121,421	1000	8,181	693.00	
2019	2019-660001246	GREEN, R P	5	115,974	1000	8,181	708.00	
2018	2018-660001246	GREEN, R P	5	121,888	1000	8,180	709.00	
2017	2017-660001246	GREEN, R P	5	120,365	1000	8,181	667.00	
2016	2016-660001246	GREEN, R P	5	117,191	1000	8,181	698.00	
2015	2015-660001246	GREEN, R P	5	115,954	1000	8,181	691.00	
2014	2014-660001246	GREEN, R P	5	117,104	1000	8,180	702.00	
2013	2013-660001246	GREEN, R P	5	94,107	1000	8,180	713.00	



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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Stone 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,431 / 1,431
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,431
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	679 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 31

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.97	<b>Total Misc Impr</b>	+ 28,914				
<b>Roofing Adj</b>	+ 5.25	<b>Garage Cost</b>	+ 22,027				
<b>Subfloor Adj</b>	+ -1.20	<b>Total RCN</b>	= 239,733				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 41%)</b>	- 98,291				
<b>Plumbing Adj</b>	+ 6.44	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 141,442				
<b>Adj Base Cost</b>	= 131.93	<b>Lot Value</b>	+ 141,442				
<b>Total Area</b>	x 1,431	<b>Indicated Value</b>	= 141,442				
<b>Adjusted Cost</b>	= 188,792	<b>Value Per SqFt</b>	98.84				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	141,442		
<b>Lot Value</b>			
<b>Indicated Value</b>	141,442	98.84	Per SqFt
<b>Agland Value</b>	1,993		
<b>Site Improvements</b>	47,542		
<b>Total Value</b>	190,977	133.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	3324	16x14		224	25.97		5,817
PRCH	Porch	3326	34x24		816	22.06		18,001



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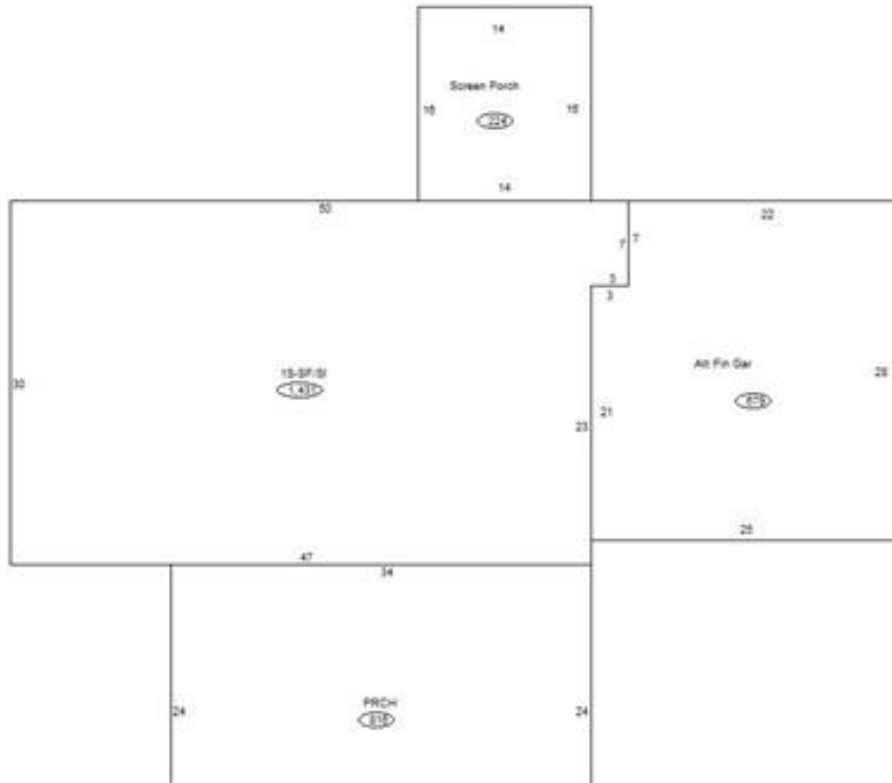
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5	Slab	10	Att Fin Gar	679	1.000	679
2	M	EPKS		10	Screen Porch	224	1.000	224
3	R	1	Slab	10	1S-SF/SI	1,431	1.000	1,431
4	M	PRCH		10	PRCH	816	1.000	816
<b>Total Building Area</b>						1,431		1,431



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	48x90x14	Gravel	Formed Metal	4,320
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.64 x 4,320)	76,205		76,205	37,340	38,865

	SHDS	Shed - Small	12x24x8	Concrete	Formed Metal	288
	<b>Qual</b> 5	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 27		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.45 x 288)	7,042		7,042	5,000	2,042

	BNGP	Barn - General Purpose	24x48x10	Dirt	Formed Metal	1,152
	<b>Qual</b> 1.5	<b>Cond</b> 1.5	<b>Year</b> 1985	<b>Eff Age</b> 49		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (19.86 x 1,152)	22,879		22,879	16,244	6,635



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	TMBR	80		0	1.000	144	144	144	144
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61		0	1.000	110	110	110	110
<b>TMBR Totals</b>						2.000			254	254
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	7.000	224	224	1,568	1,568
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	1.000	171	171	171	171
<b>IMP PST Totals</b>						8.000			1,739	1,739
<b>Total Agland</b>						10.000			1,993	1,993