



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:03:59
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------------|----------------------|----------|-------------|---|---------------|------------|-------------|-------------|----------|------------------|--------------|-------------|-------------|--|-------------------|------------|------|----------------|---------------------|-------------|----------|-------------|--------|----------------------|---------|----------------|---------------------|---------|---------|------|----------------|----------|---------------|----------------|---------------------|---|-----------|-------|--------|----------------|------|---------------------|---------------------|---|---------|---------------|--------|----------|--|----------------|---------------------|---|---------|-------|---------|----------|-------|----------------|---------------------|----------------------------|------------|---------|--------|----------|----------------|----------------|---------------------|----|---------|------------------------------|------------|----------|------|----------------|---------------------|------------|---------|------|---------|---------------|------------|----------------|---------------------|---------|------------|------------|--------|----------|------|----------------|---------------------|---|---------|------|--------|----------|------|----------------|---------------------|---|---------|------|--------|----------|------|----------------|---------------------|---|---------|------|--------|----------|------|----------------|---------------------|---|---------|------|--------|----------|
| Account 660001911 Parcel ID 000000-00-0-00270-002-0005 Cadastral ID 03-19-17-04880 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 257046 HOLBROOK, RALPH E & BLANCHE C 31687 S EARLENE AVE INOLA OK 74036-0000 Parcel Location Situs 31687 S EARLENE AVE Subdivision DYER 2 Lot/Block 0005 / 0002 Parcel Size .47 - Lots Sec/Twn/Rng 3 / 19 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS | | | | | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0103. 5/26/2021</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.15888744 -95.48981999 LOT 5 BLOCK 2 DYER 2 LESS N 27.5' THEREOF & LESS N 165' OF S 385' THEREOF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>21</td> <td></td> <td>01/2003</td> <td>02/2003</td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | 21 | | 01/2003 | 02/2003 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | 01/2003 | 02/2003 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2003</td> <td>Land Value 34,800</td> <td>16,693</td> <td>11%</td> <td>1,836</td> <td>Assessed</td> <td>23,933</td> <td>1,916.08</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 218,408</td> <td>200,883</td> <td></td> <td>22,097</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>-80.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 253,208</td> <td>217,576</td> <td></td> <td>23,933</td> <td>Total Taxable</td> <td>22,933</td> <td>1,836.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 80.060 | Current Tax | Remove Cap | 2003 | Land Value 34,800 | 16,693 | 11% | 1,836 | Assessed | 23,933 | 1,916.08 | Year Frozen | 0 | Improvements 218,408 | 200,883 | | 22,097 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -80.00 | TIF Project ID | 0 | Total Value 253,208 | 217,576 | | 23,933 | Total Taxable | 22,933 | 1,836.00 | 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>1415/763</td> <td>TISDALE, LARRY D & DONNA G</td> <td>10/18/2002</td> <td>140,000</td> <td>YES</td> </tr> <tr> <td>1114/607</td> <td>LUCAS, JAMES E</td> <td>05/26/1998</td> <td>162,000</td> <td>No</td> </tr> <tr> <td>977/213</td> <td>HUBBARD, CHARLEY & DIANA G-&</td> <td>12/22/1994</td> <td>94,000</td> <td>No</td> </tr> <tr> <td>943/846</td> <td>DYER, TOMMY RAY &</td> <td>01/22/1994</td> <td>10,500</td> <td>Yes</td> </tr> <tr> <td>927/100</td> <td>ADAMS, DALE M</td> <td>08/28/1993</td> <td>10,000</td> <td>No</td> </tr> <tr> <td>879/878</td> <td>DYER, EARL</td> <td>04/09/1992</td> <td>0</td> <td>No</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | 1415/763 | TISDALE, LARRY D & DONNA G | 10/18/2002 | 140,000 | YES | 1114/607 | LUCAS, JAMES E | 05/26/1998 | 162,000 | No | 977/213 | HUBBARD, CHARLEY & DIANA G-& | 12/22/1994 | 94,000 | No | 943/846 | DYER, TOMMY RAY & | 01/22/1994 | 10,500 | Yes | 927/100 | ADAMS, DALE M | 08/28/1993 | 10,000 | No | 879/878 | DYER, EARL | 04/09/1992 | 0 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 80.060 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2003 | Land Value 34,800 | 16,693 | 11% | 1,836 | Assessed | 23,933 | 1,916.08 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 218,408 | 200,883 | | 22,097 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -80.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 253,208 | 217,576 | | 23,933 | Total Taxable | 22,933 | 1,836.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1415/763 | TISDALE, LARRY D & DONNA G | 10/18/2002 | 140,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1114/607 | LUCAS, JAMES E | 05/26/1998 | 162,000 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 977/213 | HUBBARD, CHARLEY & DIANA G-& | 12/22/1994 | 94,000 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 943/846 | DYER, TOMMY RAY & | 01/22/1994 | 10,500 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 927/100 | ADAMS, DALE M | 08/28/1993 | 10,000 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 879/878 | DYER, EARL | 04/09/1992 | 0 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>2025-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>229,832</td><td>1000</td><td>22,236</td><td>1,780.00</td></tr> <tr><td>2024</td><td>2024-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>260,035</td><td>1000</td><td>21,560</td><td>1,734.00</td></tr> <tr><td>2023</td><td>2023-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>202,309</td><td>1000</td><td>20,902</td><td>1,683.00</td></tr> <tr><td>2022</td><td>2022-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>204,580</td><td>1000</td><td>20,264</td><td>1,644.00</td></tr> <tr><td>2021</td><td>2021-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>188,629</td><td>1000</td><td>19,645</td><td>1,574.00</td></tr> <tr><td>2020</td><td>2020-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>187,088</td><td>1000</td><td>19,044</td><td>1,538.00</td></tr> <tr><td>2019</td><td>2019-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>176,912</td><td>1000</td><td>18,460</td><td>1,525.00</td></tr> <tr><td>2018</td><td>2018-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>181,977</td><td>1000</td><td>19,017</td><td>1,588.00</td></tr> <tr><td>2017</td><td>2017-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>180,119</td><td>1000</td><td>18,457</td><td>1,553.00</td></tr> <tr><td>2016</td><td>2016-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>175,112</td><td>1000</td><td>17,890</td><td>1,522.00</td></tr> <tr><td>2015</td><td>2015-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>170,282</td><td>1000</td><td>17,340</td><td>1,505.00</td></tr> <tr><td>2014</td><td>2014-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>173,471</td><td>1000</td><td>16,806</td><td>1,509.00</td></tr> <tr><td>2013</td><td>2013-660001911</td><td>HOLBROOK, RALPH E &</td><td>2</td><td>161,954</td><td>1000</td><td>16,287</td><td>1,372.00</td></tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660001911 | HOLBROOK, RALPH E & | 2 | 229,832 | 1000 | 22,236 | 1,780.00 | 2024 | 2024-660001911 | HOLBROOK, RALPH E & | 2 | 260,035 | 1000 | 21,560 | 1,734.00 | 2023 | 2023-660001911 | HOLBROOK, RALPH E & | 2 | 202,309 | 1000 | 20,902 | 1,683.00 | 2022 | 2022-660001911 | HOLBROOK, RALPH E & | 2 | 204,580 | 1000 | 20,264 | 1,644.00 | 2021 | 2021-660001911 | HOLBROOK, RALPH E & | 2 | 188,629 | 1000 | 19,645 | 1,574.00 | 2020 | 2020-660001911 | HOLBROOK, RALPH E & | 2 | 187,088 | 1000 | 19,044 | 1,538.00 | 2019 | 2019-660001911 | HOLBROOK, RALPH E & | 2 | 176,912 | 1000 | 18,460 | 1,525.00 | 2018 | 2018-660001911 | HOLBROOK, RALPH E & | 2 | 181,977 | 1000 | 19,017 | 1,588.00 | 2017 | 2017-660001911 | HOLBROOK, RALPH E & | 2 | 180,119 | 1000 | 18,457 | 1,553.00 | 2016 | 2016-660001911 | HOLBROOK, RALPH E & | 2 | 175,112 | 1000 | 17,890 | 1,522.00 | 2015 | 2015-660001911 | HOLBROOK, RALPH E & | 2 | 170,282 | 1000 | 17,340 | 1,505.00 | 2014 | 2014-660001911 | HOLBROOK, RALPH E & | 2 | 173,471 | 1000 | 16,806 | 1,509.00 | 2013 | 2013-660001911 | HOLBROOK, RALPH E & | 2 | 161,954 | 1000 | 16,287 | 1,372.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660001911 | HOLBROOK, RALPH E & | 2 | 229,832 | 1000 | 22,236 | 1,780.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660001911 | HOLBROOK, RALPH E & | 2 | 260,035 | 1000 | 21,560 | 1,734.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660001911 | HOLBROOK, RALPH E & | 2 | 202,309 | 1000 | 20,902 | 1,683.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660001911 | HOLBROOK, RALPH E & | 2 | 204,580 | 1000 | 20,264 | 1,644.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660001911 | HOLBROOK, RALPH E & | 2 | 188,629 | 1000 | 19,645 | 1,574.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660001911 | HOLBROOK, RALPH E & | 2 | 187,088 | 1000 | 19,044 | 1,538.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660001911 | HOLBROOK, RALPH E & | 2 | 176,912 | 1000 | 18,460 | 1,525.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660001911 | HOLBROOK, RALPH E & | 2 | 181,977 | 1000 | 19,017 | 1,588.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660001911 | HOLBROOK, RALPH E & | 2 | 180,119 | 1000 | 18,457 | 1,553.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660001911 | HOLBROOK, RALPH E & | 2 | 175,112 | 1000 | 17,890 | 1,522.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660001911 | HOLBROOK, RALPH E & | 2 | 170,282 | 1000 | 17,340 | 1,505.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660001911 | HOLBROOK, RALPH E & | 2 | 173,471 | 1000 | 16,806 | 1,509.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660001911 | HOLBROOK, RALPH E & | 2 | 161,954 | 1000 | 16,287 | 1,372.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Lot Data | | Square-Foot - NBHD 1009 #1 | |
|-----------------|--------------------------|----------------------------|--|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 0.47 | | |
| Non-Ag Acres | 1.5945 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 69,458.00 x .50 = 34,800 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 34,800 | | |



\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0103. 5/26/2021

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 60% Frame, Siding, Wood 40% Veneer, Masonry |
| Base/Total Area | 1,886 / 1,886 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 1,886 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 460 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1994 / 24 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 224,944 | 119.27 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 209,960 Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 97.02 | Total Misc Impr | + 14,200 |
| Roofing Adj | + 5.05 | Garage Cost | + 16,155 |
| Subfloor Adj | + -1.13 | Total RCN | = 256,430 |
| Heat/Cool Adj | + 11.47 | Depreciation (32%) | - 82,058 |
| Plumbing Adj | + 7.46 | Lump Sums | + 17,125 |
| Basement Adj | + 0.00 | RCNLD | = 191,497 |
| Adj Base Cost | = 119.87 | Lot Value | + 34,800 |
| Total Area | x 1,886 | Indicated Value | = 226,297 |
| Adjusted Cost | = 226,075 | Value Per SqFt | 119.99 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 191,497 | | |
| Lot Value | 34,800 | | |
| Indicated Value | 226,297 | 119.99 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 26,911 | | |
| Total Value | 253,208 | 134.26 | 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 |
| PRCH | SLAB PORCH - COVERED | 5035 | 34x5 | | 170 | 23.68 | | 4,026 |
| PRCH | SLAB PORCH - COVERED | 5036 | 216 | | 216 | 23.51 | | 5,078 |
| WODC | WOOD DECK - COVERED | 5037 | 22x20 | | 440 | 28.07 | 10% | 11,116 |
| WODO | WOOD DECK - OPEN | 5038 | 416 | | 416 | 16.05 | 10% | 6,009 |



Rogers

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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|------------------------|------------|------------|--------------|-------------|
| | BNGP | Barn - General Purpose | 30x50x10 | Dirt | Formed Metal | 1,500 |
| | Qual 3 | Cond 3 | Year 2010 | Eff Age 12 | | |

| | | | | | |
|--|---------------------------|-----------------------|------------|--------------------------------|--------------|
| | Valuation Summary | Modifier Total | RCN | Depr (25% Phys/ % Func) | RCNLD |
| | Base Cost (22.01 x 1,500) | 33,015 | 33,015 | 8,254 | 24,761 |

| | | | | | | |
|--|--------|--------------------|-----------|------------|--------------|-----|
| | LNT0 | Lean To - Attached | 10x50x8 | Dirt | Formed Metal | 500 |
| | Qual 3 | Cond 3 | Year 2010 | Eff Age 12 | | |

| | | | | | |
|--|--------------------------|-----------------------|------------|--------------------------------|--------------|
| | Valuation Summary | Modifier Total | RCN | Depr (52% Phys/ % Func) | RCNLD |
| | Base Cost (8.96 x 500) | 4,480 | 4,480 | 2,330 | 2,150 |