




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660001917 Parcel ID 20N15E-03-3-00000-000-0000 Cadastral ID 03-20-15-00300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 335261 CHRISTIE, NATHAN & LACEY 25807 S RIDGEVIEW DR CLAREMORE OK 74019-0000 Parcel Location Situs 25807 RIDGEVIEW DR Subdivision Lot/Block / Parcel Size 8 - Acres Sec/Twn/Rng 3 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-05\IMG_00' 11/5/2021</p>														
Legal Description Lat/Long: 36.23787268 -95.70525963																			
NE SW SW LESS S 132'					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	ROBISON, IMOGENE F & STOWELL, GEORGE A	07/09/2021	270,000	YES										
					1423/102		10/30/2002	160,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2022		Land Value 1,171	1,171	11%	129	Assessed	12,794	1,332.26										
Year Frozen	0		Improvements 136,979	115,140		12,665	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 138,150	116,311		12,794	Total Taxable	11,794	1,245.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001917	CHRISTIE, NATHAN & LACEY			4	116,633	1000	11,422	1,206.00										
2024	2024-660001917	CHRISTIE, NATHAN & LACEY			4	114,475	1000	11,060	1,070.00										
2023	2023-660001917	CHRISTIE, NATHAN & LACEY			4	106,442	1000	10,709	1,022.00										
2022	2022-660001917	CHRISTIE, NATHAN & LACEY			4	104,561	1000	10,502	1,019.00										
2021	2021-660001917	CHRISTIE, NATHAN & LACEY			4	112,408	0	12,365	1,157.00										
2020	2020-660001917	ROBISON, IMOGENE F			4	110,314	0	12,118	1,137.00										
2019	2019-660001917	ROBISON, IMOGENE F			4	106,952	0	11,765	1,120.00										
2018	2018-660001917	ROBISON, IMOGENE F			4	113,975	0	12,047	1,148.00										
2017	2017-660001917	ROBISON, IMOGENE F			4	112,774	0	11,697	1,118.00										
2016	2016-660001917	ROBISON, IMOGENE F			4	109,447	0	11,357	1,088.00										
2015	2015-660001917	ROBISON, IMOGENE F			4	109,075	0	11,026	1,065.00										
2014	2014-660001917	ROBISON, IMOGENE F			4	110,128	0	10,704	978.00										
2013	2013-660001917	ROBISON, IMOGENE F			4	105,071	0	10,392	984.00										



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1969 / 43

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	95.30	Total Misc Impr	+ 25,627				
Roofing Adj	+ 4.79	Garage Cost	+ 0				
Subfloor Adj	+ 1.09	Total RCN	= 232,078				
Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 118,360				
Plumbing Adj	+ 6.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 113,718				
Adj Base Cost	= 118.65	Lot Value	+ 0				
Total Area	x 1,740	Indicated Value	= 113,718				
Adjusted Cost	= 206,451	Value Per SqFt	65.36				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,718		
Lot Value			
Indicated Value	113,718	65.36	Per SqFt
Agland Value	1,171		
Site Improvements	23,261		
Total Value	138,150	79.40	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	5048		339	339	23.17		7,855
PRCH	SLAB PORCH - COVERED	5049	32x6		192	23.59		4,529
EPSW	ENCLOSED PORCH - SOLID WALL	5050	13x10		130	62.67		8,147



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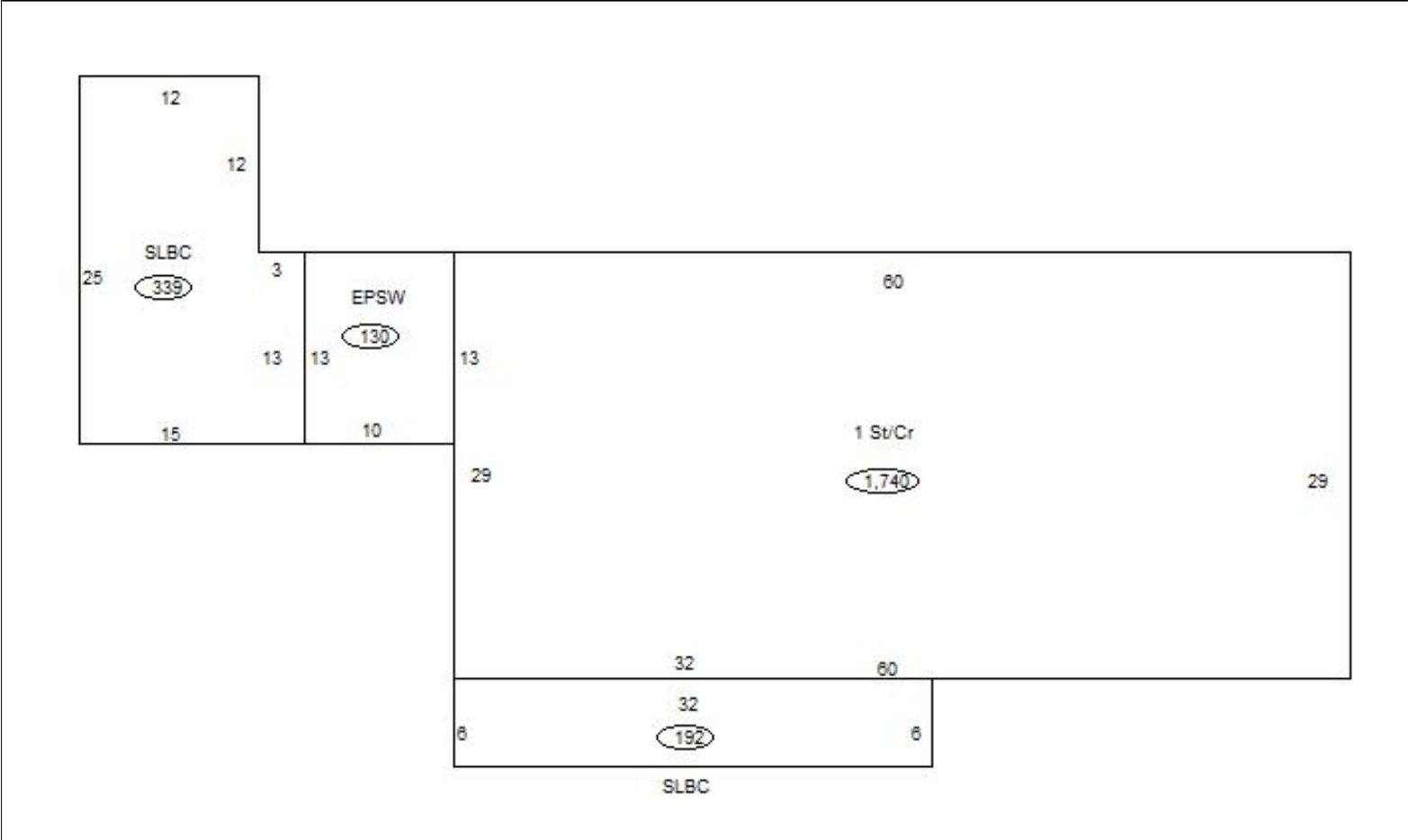
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,740	1.000	1,740
2	M	PRCH		13	SLBC	339	1.000	339
3	M	PRCH		13	SLBC	192	1.000	192
4	M	EPSW		13	EPSW	130	1.000	130
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	12x20x8	Dirt	Formed Metal	240
Qual	3	Cond 2	Year 2023	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
Base Cost (4.38 x 240)	1,051		1,051	116	935

	BNGP	Barn - General Purpose	34x28x8	Concrete	Galvanized Metal	952
Qual	3	Cond 3	Year 2004	Eff Age 17		

Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (25.06 x 952)	23,857		23,857	9,543	14,314

	BNGP	Barn - General Purpose	42x45x12	Dirt	Galvanized Metal	1,890
Qual	2	Cond 2	Year 1969	Eff Age 57		

Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
Base Cost (18.43 x 1,890)	34,833		34,833	26,821	8,012



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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
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			8.000	146	146	1,171	1,171
NTV PST Totals						8.000			1,171	1,171
Total Agland						8.000			1,171	1,171