




# 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> 660001966 <b>Parcel ID</b> 000000-00-0-00066-002-0002 <b>Cadastral ID</b> 03-20-15-03950 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 296627 RICHEY, CANDACE  25955 S BRANDON TERR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25955 S BRANDON TERRACE DR <b>Subdivision</b> BRANDON TERRACE <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-18\IMG_001 10/20/2021</p>														
<b>Legal Description</b> Lat/Long: 36.23557387 -95.69576734																			
LOTS 1 & 2 BLOCK 2 BRANDON TERRACE					<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>7026</td> <td>DET GAR</td> <td>10/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7026	DET GAR	10/2001	11/2001	
Number	Description	Opened	Closed	Amount															
7026	DET GAR	10/2001	11/2001																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
HVS	Veteran	Yes	999,999	29,025	1913/680	KILGORE, HERSHEL & BEVERLY~J	10/31/2007	235,000	YES										
					1333/760	DORSEY, ALBERT N &	11/14/2001	204,500	YES										
					1057/485	NELSON, WILLIAM E &	03/12/1997	29,000	No										
					1015/540	STEIDLEY, JUAN DWAYNE	08/15/1991	13,000	No										
<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>	104.132	<b>Current Tax</b>										
Remove Cap	2008	<b>Land Value</b>	31,328	31,328	11%	3,446	<b>Assessed</b>	29,025	3,022.43										
Year Frozen	0	<b>Improvements</b>	271,451	232,530		25,579	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	29,025	-2,536.00										
TIF Project ID	0	<b>Total Value</b>	302,779	263,858		29,025	<b>Total Taxable</b>	0	486.00										
<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	2025-660001966	RICHEY, WILLIAM & CANDACE			4	256,173	28179		472.00										
2024	2024-660001966	RICHEY, WILLIAM & CANDACE			4	269,677	28558		294.00										
2023	2023-660001966	RICHEY, WILLIAM			4	252,060	27727		286.00										
2022	2022-660001966	RICHEY, WILLIAM			4	254,590	27353		282.00										
2021	2021-660001966	RICHEY, WILLIAM			4	241,425	26557		274.00										
2020	2020-660001966	RICHEY, WILLIAM			4	237,868	25950		267.00										
2019	2019-660001966	RICHEY, WILLIAM			4	229,036	25194		260.00										
2018	2018-660001966	RICHEY, WILLIAM			4	234,774	25825		266.00										
2017	2017-660001966	RICHEY, WILLIAM			4	232,764	25604		264.00										
2016	2016-660001966	RICHEY, WILLIAM			4	227,504	25025		258.00										
2015	2015-660001966	RICHEY, WILLIAM			4	222,417	0	24,466	2,363.00										
2014	2014-660001966	RICHEY, WILLIAM			4	224,129	0	24,654	2,253.00										
2013	2013-660001966	RICHEY, WILLIAM			4	215,470	0	23,702	2,244.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2 <b>Non-Ag Acres</b> 0.9589 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,771.00 x .75 = 31,328 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,328		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Siding, Wood
<b>Base/Total Area</b>	2,105 / 2,105
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,105
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	652 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1997 / 22

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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>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	303,515	144.19	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	300,490		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.30	<b>Total Misc Impr</b>	+ 16,030				
<b>Roofing Adj</b>	+ 4.64	<b>Garage Cost</b>	+ 24,691				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 305,256				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 26%)</b>	- 79,367				
<b>Plumbing Adj</b>	+ 9.28	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 225,889				
<b>Adj Base Cost</b>	= 125.67	<b>Lot Value</b>	+ 31,328				
<b>Total Area</b>	x 2,105	<b>Indicated Value</b>	= 257,217				
<b>Adjusted Cost</b>	= 264,535	<b>Value Per SqFt</b>	122.19				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	225,889		
<b>Lot Value</b>	31,328		
<b>Indicated Value</b>	257,217	122.19	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	45,562		
<b>Total Value</b>	302,779	143.84	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5197		180	180	26.36		4,745
PRCH	SLAB PORCH - COVERED	5198		216	216	26.25		5,670



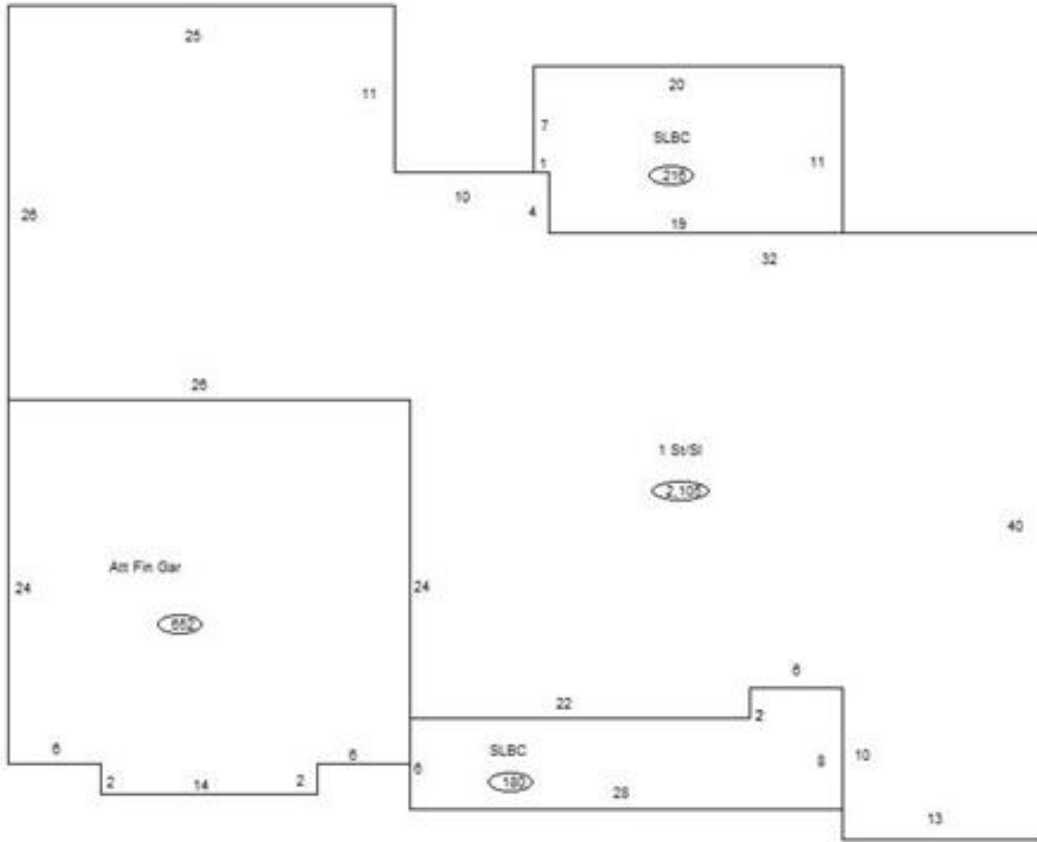
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,105	1.000	2,105
2	G	5		10	Att Fin Gar	652	1.000	652
3	M	PRCH		10	SLBC	180	1.000	180
4	M	PRCH		10	SLBC	216	1.000	216
<b>Total Building Area</b>						<b>2,105</b>		<b>2,105</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		35x20x8	Concrete	Composition Shingle	700
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (35.61 x 700)	24,927		24,927	1,745	23,182

UTIL	Utility Building		24x32x8	Concrete	Composition Shingle	768
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.50 x 768)	22,656		22,656	1,586	21,070

PERG	Pergola		12x8x8	Concrete	Formed Metal	96
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (15.00 x 96)	1,440		1,440	130	1,310