




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 660002039 Parcel ID 20N15E-03-1-00000-000-0000 Cadastral ID 03-20-15-04680 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 160704 MALONE, WESLEY C & BARBARA CO TRUSTEES 25205 S 4106 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25205 S 4106 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 3 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-04\IMG_00 11/5/2021</p>														
Legal Description Lat/Long: 36.24628324 -95.69631220																			
S2 SE OF LOT 2 OF THE NE					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"> </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															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	74,479	62,527	11%	6,878	Assessed	17,402	1,812.10										
Year Frozen	0	Improvements	121,931	95,675		10,524	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0	Total Value	196,410	158,202		17,402	Total Taxable	16,402	1,725.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002039	MALONE, WESLEY C			4	177,329	1000	15,895	1,672.00										
2024	2024-660002039	MALONE, WESLEY C			4	184,769	1000	15,404	1,487.00										
2023	2023-660002039	MALONE, WESLEY C			4	153,133	1000	14,926	1,419.00										
2022	2022-660002039	MALONE, WESLEY C			4	155,005	1000	14,462	1,400.00										
2021	2021-660002039	MALONE, WESLEY C			4	168,921	1000	14,012	1,322.00										
2020	2020-660002039	MALONE, WESLEY C			4	166,933	1000	13,574	1,283.00										
2019	2019-660002039	MALONE, WESLEY C			4	156,331	1000	13,150	1,263.00										
2018	2018-660002039	MALONE, WESLEY C			4	158,835	1000	12,738	1,225.00										
2017	2017-660002039	MALONE, WESLEY C			4	155,320	1000	12,338	1,189.00										
2016	2016-660002039	MALONE, WESLEY C			4	151,560	1000	11,949	1,155.00										
2015	2015-660002039	MALONE, WESLEY C			4	148,731	1000	11,572	1,128.00										
2014	2014-660002039	MALONE, WESLEY C			4	149,635	1000	11,207	1,035.00										
2013	2013-660002039	MALONE, WESLEY C			4	145,141	1000	10,850	1,038.00										



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.9392 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 215,153.00 x .35 = 74,479 Factor Value Adjustments 1.0000 Lot Value 74,479		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Metal 30% Masonry, Concrete
Base/Total Area	2,016 / 2,736
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,139	63.65	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,558		
Lot Value	74,479		
Indicated Value	170,037	62.15	Per SqFt
Agland Value			
Site Improvements	26,373		
Total Value	196,410	71.79	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	70.10	Total Misc Impr	+ 1,761				
Roofing Adj	+ 2.69	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 212,351				
Heat/Cool Adj	+ 0.76	Depreciation (55%)	- 116,793				
Plumbing Adj	+ 3.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 95,558				
Adj Base Cost	= 76.97	Lot Value	+ 74,479				
Total Area	x 2,736	Indicated Value	= 170,037				
Adjusted Cost	= 210,590	Value Per SqFt	62.15				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	5488	12x10		120	10.07		1,208
PATO	SLAB PORCH - OPEN	5489	9x6		54	10.24		553



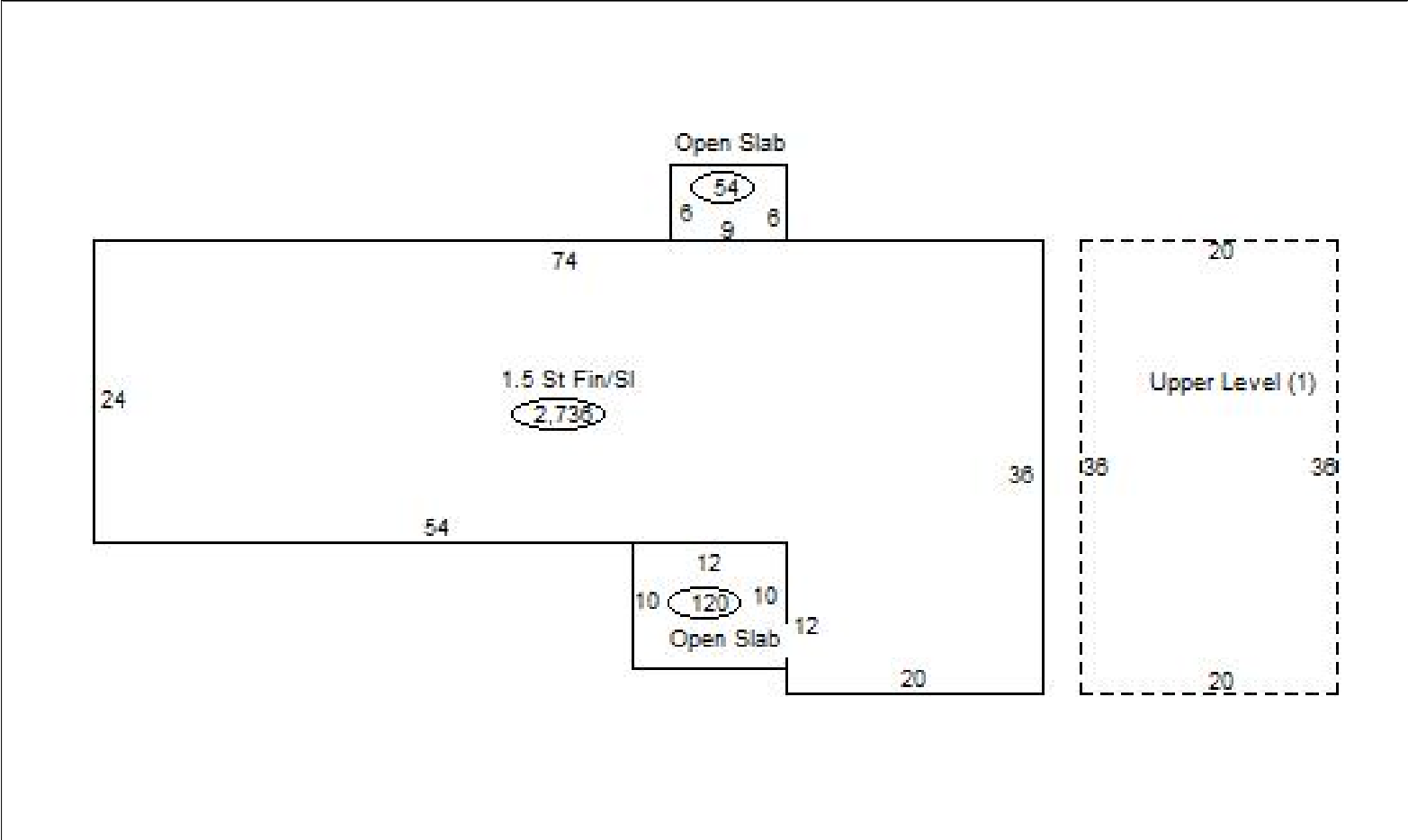
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,016	1.357	2,736
2	M	PATO		20	Open Slab	120	1.000	120
3	M	PATO		20	Open Slab	54	1.000	54
4	U	^UL		20	Upper Level (1)	720	1.000	720
Total Building Area						2,016		2,736



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PERG	Pergola		10x10x8	Concrete		100
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ % Func)		RCNLD
Base Cost (15.00 x 100)		1,500		1,500	60	1,440
BNGP	Barn - General Purpose		40x30x10	Dirt	Galvanized Metal	1,200
Qual	3	Cond 3	Year 1995	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (21.40 x 1,200)		25,680		25,680	13,354	12,326
SHDS	Shed - Small		8x15x8	Plank	Formed Metal	120
Qual	3	Cond 3	Year 1995	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (26.94 x 120)		3,233		3,233	2,101	1,132
CPDT	Carport - Detached		24x28x10	Dirt	Composition Shingle	672
Qual	3	Cond 3	Year 1995	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)		RCNLD
Base Cost (7.05 x 672)		4,738		4,738	3,554	1,184
GZBO	Gazebo		30x20x8	Plank	Wood Shingle	600
Qual	2	Cond 3	Year 1995	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)		RCNLD
Base Cost (27.58 x 600)		16,548		16,548	11,253	5,295
UTIL	Utility Building		14x22x8	Concrete	Formed Metal	308
Qual	2	Cond 2	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)		RCNLD
Base Cost (30.60 x 308)		9,425		9,425	5,467	3,958
SHDS	Shed - Small		12x10x6	Plank	Formed Metal	120
Qual	2	Cond 2	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)		RCNLD
Base Cost (21.77 x 120)		2,612		2,612	2,037	575



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Concrete	Composition Shingle	96
	Qual	2	Cond	2	Year	1995
				Eff Age	31	

Valuation Summary	Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (21.94 x 96)	2,106		2,106	1,643
				463