




# 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> 660002040 <b>Parcel ID</b> 20N15E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-20-15-04690 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 328574 FLOCK, PHILLIP W & TANYA L  25472 S 4110 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25472 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-02\IMG_00: 11/2/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24309650 -95.69181944																			
SE SE NE					<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					
Number	Description	Opened	Closed	Amount															
<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>										
H	Homestead	Yes	1,000	1,000	/	MILLER, JAMES ERIC &	08/14/2019	675,000	YES										
H	Homestead	No	1,000		2587/352	ROTHENBUCHER, ROBERT K &	10/24/2016	630,000	19										
<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>										
<b>Remove Cap</b>	2020		<b>Land Value</b>	189,022	189,022	11%	20,792	<b>Assessed</b>	71,069	7,400.55									
<b>Year Frozen</b>	0		<b>Improvements</b>	457,071	457,071		50,277	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-88.00									
<b>TIF Project ID</b>	0		<b>Total Value</b>	646,093	646,093		71,069	<b>Total Taxable</b>	70,069	7,313.00									
<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	2025-660002040	FLOCK, PHILLIP W &			4	641,861	1000	69,605	7,265.00										
2024	2024-660002040	FLOCK, PHILLIP W &			4	660,575	1000	67,573	6,487.00										
2023	2023-660002040	FLOCK, PHILLIP W &			4	608,940	1000	65,574	6,201.00										
2022	2022-660002040	FLOCK, PHILLIP W &			4	587,597	1000	63,636	6,127.00										
2021	2021-660002040	FLOCK, PHILLIP W &			4	687,016	1000	74,572	6,990.00										
2020	2020-660002040	FLOCK, PHILLIP W &			4	676,038	1000	73,365	6,891.00										
2019	2019-660002040	FLOCK, PHILLIP W &			4	365,796	1000	39,238	3,748.00										
2018	2018-660002040	MILLER, JAMES ERIC &			4	369,042	1000	39,595	3,784.00										
2017	2017-660002040	MILLER, JAMES ERIC &			4	364,442	0	40,089	3,830.00										
2016	2016-660002040	ROTHENBUCHER, ROBERT K &			4	279,763	1000	28,371	2,730.00										
2015	2015-660002040	ROTHENBUCHER, ROBERT K &			4	271,977	1000	27,516	2,668.00										
2014	2014-660002040	ROTHENBUCHER, ROBERT K &			4	275,807	1000	26,686	2,449.00										
2013	2013-660002040	ROTHENBUCHER, ROBERT K &			4	260,481	1000	25,133	2,390.00										



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10 <b>Non-Ag Acres</b> 9.6871 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 421,968.00 x .30 = 126,183 <b>Factor Value</b> <b>Adjustments</b> 1.4980 <b>Lot Value</b> 189,022		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	5 - Very Good
<b>Quality</b>	4.5 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Frame, Stucco 10% Frame, Siding, Wood
<b>Base/Total Area</b>	2,398 / 3,070
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	22 /
<b>Bed/F/H Bath</b>	4 / 5.0 /
<b>Basement Area</b>	, 1,470 Partition
<b>Garage Type</b>	692 Attached Garage - Finished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1975 / 16

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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	452,650	147.44	Per SqFt

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>	101,23	<b>Total Misc Impr</b>	+ 41,889	<b>Roofing Adj</b>	+ 4.87	<b>Garage Cost</b>	+ 42,247
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 504,787	<b>Heat/Cool Adj</b>	+ 17.38	<b>Depreciation ( 17%)</b>	- 85,814
<b>Plumbing Adj</b>	+ 13.54	<b>Lump Sums</b>	+ 8,395	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 427,368
<b>Adj Base Cost</b>	= 137.02	<b>Lot Value</b>	+ 189,022	<b>Total Area</b>	x 3,070	<b>Indicated Value</b>	= 616,390
		<b>Value Per SqFt</b>	200.78	<b>Adjusted Cost</b>	= 420,651		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	427,368		
<b>Lot Value</b>	189,022		
<b>Indicated Value</b>	616,390	200.78	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	29,703		
<b>Total Value</b>	646,093	210.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	5493	33x15		495	34.57		17,112
PRCH	SLAB PORCH - COVERED	5494	33x8		264	35.36		9,335
GRDT	Garage - Detached	178179	147		147	57.11		8,395



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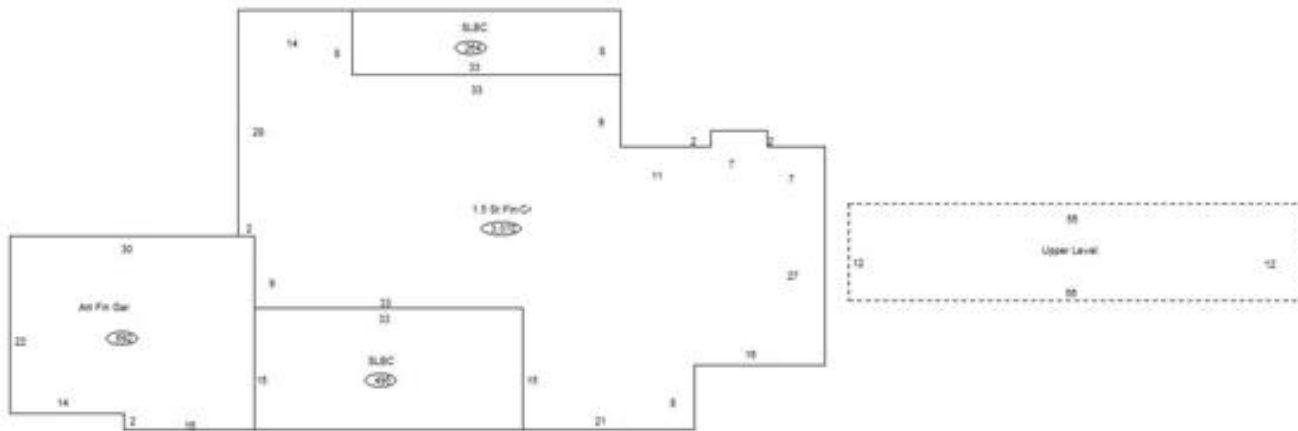
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### Sketch Image

660002040



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,398	1.280	3,070
2	G	5		13	Att Fin Gar	692	1.000	692
3	M	PRCH		13	SLBC	495	1.000	495
4	M	PRCH		13	SLBC	264	1.000	264
5	U	^UL	Overhang	13	Upper Level	672	1.000	672
6	G	6		13	Det Fin Gar	150	1.000	150
<b>Total Building Area</b>						<b>2,398</b>		<b>3,070</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	12x24x8	Dirt	Formed Metal	288
	Qual 3	Cond 3	Year 2017	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
Base Cost (7.12 x 288) 2,051		2,051	656	1,395



UTIL	Utility Building	24x36x10	Concrete	Formed Metal	864
Qual 2	Cond 3	Year 2013	Eff Age 10		

Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (30.60 x 864) 26,438		26,438	5,288	21,150



SPLG	Swimming Pool - In Ground	40x20x0	Concrete		612
Qual 4	Cond 3	Year 1985	Eff Age 31		

Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (55.70 x 612) 34,088		34,088	26,930	7,158