



# 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> 660002064 <b>Parcel ID</b> 000000-00-0-00621-002-0007 <b>Cadastral ID</b> 03-20-15-04940 <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> 304371 PEARCE, CHRISTOPHER K &  TARA L 7922 E WILLOW RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07922 E WILLOW RD <b>Subdivision</b> PORT ESTATES ONE <b>Lot/Block</b> 0007 / 0002 <b>Parcel Size</b> .5 - 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\C\Users\rln\Pictures\2017-04-19 04-19-17\04-19-17 092.J 4/20/2017</p>																																																	
<b>Legal Description</b> Lat/Long: 36.23607572 -95.69322436																																																						
E2 LOT 7 BLOCK 2 PORT ESTATES ONE					<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																																								
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<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	2158/770	PEARCE, JOE K	02/08/2011	0	4																																													
					906/277	PEARCE, MELVIN D	02/05/1993	0	No																																													
<b>Parcel Valuation</b>					<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>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 31,861</td> <td>11,448</td> <td>11%</td> <td>1,259</td> <td>Assessed</td> <td>9,989</td> <td>1,040.17</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 85,953</td> <td>79,362</td> <td> </td> <td>8,730</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>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 117,814</td> <td>90,810</td> <td> </td> <td>9,989</td> <td>Total Taxable</td> <td>8,989</td> <td>953.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	0	Land Value 31,861	11,448	11%	1,259	Assessed	9,989	1,040.17	Year Frozen	0	Improvements 85,953	79,362		8,730	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 117,814	90,810		9,989	Total Taxable	8,989	953.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002064	PEARCE, CHRISTOPHER K &	4	113,772	1000	8,699	922.00																																															
2024	2024-660002064	PEARCE, CHRISTOPHER K &	4	119,694	1000	8,416	817.00																																															
2023	2023-660002064	PEARCE, CHRISTOPHER K &	4	83,106	1000	8,142	779.00																																															
2022	2022-660002064	PEARCE, CHRISTOPHER K &	4	83,217	1000	8,154	794.00																																															
2021	2021-660002064	PEARCE, CHRISTOPHER K &	4	86,574	1000	8,524	808.00																																															
2020	2020-660002064	PEARCE, CHRISTOPHER K &	4	86,180	1000	8,291	788.00																																															
2019	2019-660002064	PEARCE, CHRISTOPHER K &	4	82,002	1000	8,021	774.00																																															
2018	2018-660002064	PEARCE, CHRISTOPHER K &	4	85,793	1000	8,438	814.00																																															
2017	2017-660002064	PEARCE, CHRISTOPHER K &	4	85,060	1000	8,230	797.00																																															
2016	2016-660002064	PEARCE, CHRISTOPHER K &	4	82,797	1000	7,961	773.00																																															
2015	2015-660002064	PEARCE, CHRISTOPHER K &	4	80,794	1000	7,700	754.00																																															
2014	2014-660002064	PEARCE, CHRISTOPHER K &	4	82,420	1000	7,447	691.00																																															
2013	2013-660002064	PEARCE, CHRISTOPHER K &	4	79,094	1000	7,202	692.00																																															



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9752	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,481.00 x .75 = 31,861	
Factor Value		
Adjustments	1.0000	
Lot Value	31,861	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,270 / 1,270
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,270
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	130,130	102.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	139,850		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	93.30	Total Misc Impr	+	6,195	
Roofing Adj	+ 4.12	Garage Cost	+	14,244	
Subfloor Adj	+ 0.00	Total RCN	=	165,524	
Heat/Cool Adj	+ 10.30	Depreciation ( 49%)	-	81,107	
Plumbing Adj	+ 6.52	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	84,417	
Adj Base Cost	= 114.24	Lot Value	+	31,861	
Total Area	x 1,270	Indicated Value	=	116,278	
Adjusted Cost	= 145,085	Value Per SqFt		91.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,417		
Lot Value	31,861		
Indicated Value	116,278	91.56	Per SqFt
Agland Value			
Site Improvements	1,536		
Total Value	117,814	92.77	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	4,576.55		4,577
PATO	SLAB PORCH - OPEN	5588	8x5		40	10.24		410
PATO	SLAB PORCH - OPEN	5589	12x10		120	10.07		1,208



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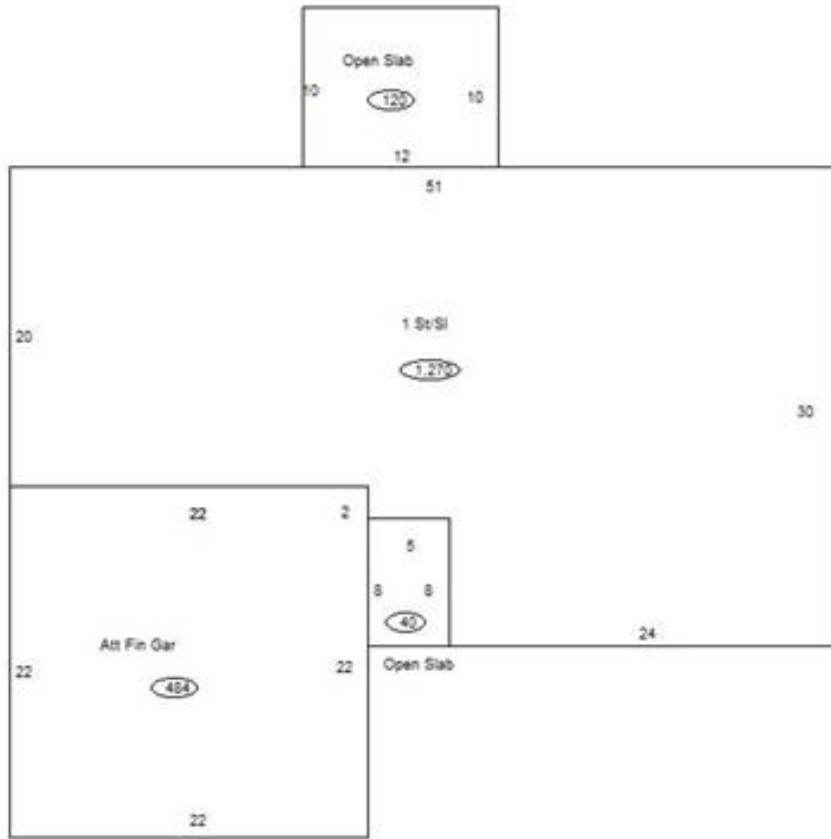
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,270	1.000	1,270
2	G	5		10	Att Fin Gar	484	1.000	484
3	M	PATO		10	Open Slab	40	1.000	40
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,270</b>		<b>1,270</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128
	Qual 2	Cond 2	Year 2001	Eff Age 25		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.40 x 128)	2,739		2,739	1,863	876

	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual 2	Cond 2	Year 2001	Eff Age 25		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.80 x 80)	2,064		2,064	1,404	660