



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 660002113 Parcel ID 000000-00-0-00669-001-0012 Cadastral ID 03-20-15-05420 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 298616 SINGLETERRY, JOANN REVOCABLE TRUST 25576 S RIDGEVIEW CT CLAREMORE, OK 74019-2393 Parcel Location Situs 25576 RIDGEVIEW CT Subdivision RIDGEVIEW ACRES Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_00' 11/9/2021</p>														
Legal Description Lat/Long: 36.23907051 -95.70138349																			
LOT 12 BLOCK 1 RIDGEVIEW ACRES					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	1971/431	HART, KENNETH C	08/01/2008	174,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2009	Land Value	49,572	38,844	11%	4,273	Assessed	20,179	2,101.28										
Year Frozen	2023	Improvements	184,539	144,604		15,906	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0	Total Value	234,111	183,448		20,179	Total Taxable	19,179	2,014.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002113	SINGLETERRY, JOANN			4	223,873	1000	19,179	2,014.00										
2024	2024-660002113	ALEXANDER, JIM K &			4	234,929	1000	19,179	1,849.00										
2023	2023-660002113	ALEXANDER, JIM K &			4	183,448	1000	19,179	1,821.00										
2022	2022-660002113	ALEXANDER, JIM K &			4	186,581	1000	19,524	1,886.00										
2021	2021-660002113	ALEXANDER, JIM K &			4	196,844	1000	20,653	1,943.00										
2020	2020-660002113	ALEXANDER, JIM K &			4	193,712	1000	20,294	1,913.00										
2019	2019-660002113	ALEXANDER, JIM K &			4	187,947	1000	19,674	1,884.00										
2018	2018-660002113	ALEXANDER, JIM K &			4	195,357	1000	20,489	1,963.00										
2017	2017-660002113	ALEXANDER, JIM K &			4	193,758	1000	20,313	1,951.00										
2016	2016-660002113	ALEXANDER, JIM K &			4	188,913	1000	19,747	1,903.00										
2015	2015-660002113	ALEXANDER, JIM K &			4	183,116	1000	19,143	1,859.00										
2014	2014-660002113	ALEXANDER, JIM K &			4	184,575	1000	18,795	1,728.00										
2013	2013-660002113	ALEXANDER, JIM K &			4	174,916	1000	18,219	1,735.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.1521 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 93,744.00 x .53 = 49,572 Factor Value Adjustments 1.0000 Lot Value 49,572		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,421 / 2,421
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,421
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	1971 / 41



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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	252,131 104.14 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	273,310 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.78	Total Misc Impr	+ 22,925				
Roofing Adj	+ 4.53	Garage Cost	+ 22,974				
Subfloor Adj	+ -2.18	Total RCN	= 344,941				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 162,122				
Plumbing Adj	+ 4.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 182,819				
Adj Base Cost	= 123.52	Lot Value	+ 49,572				
Total Area	x 2,421	Indicated Value	= 232,391				
Adjusted Cost	= 299,042	Value Per SqFt	95.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,819		
Lot Value	49,572		
Indicated Value	232,391	95.99	Per SqFt
Agland Value			
Site Improvements	1,720		
Total Value	234,111	96.70	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	5764		309	309	25.96	8,022
PATO	SLAB PORCH - OPEN	5765	60x18		1,080	8.60	9,288



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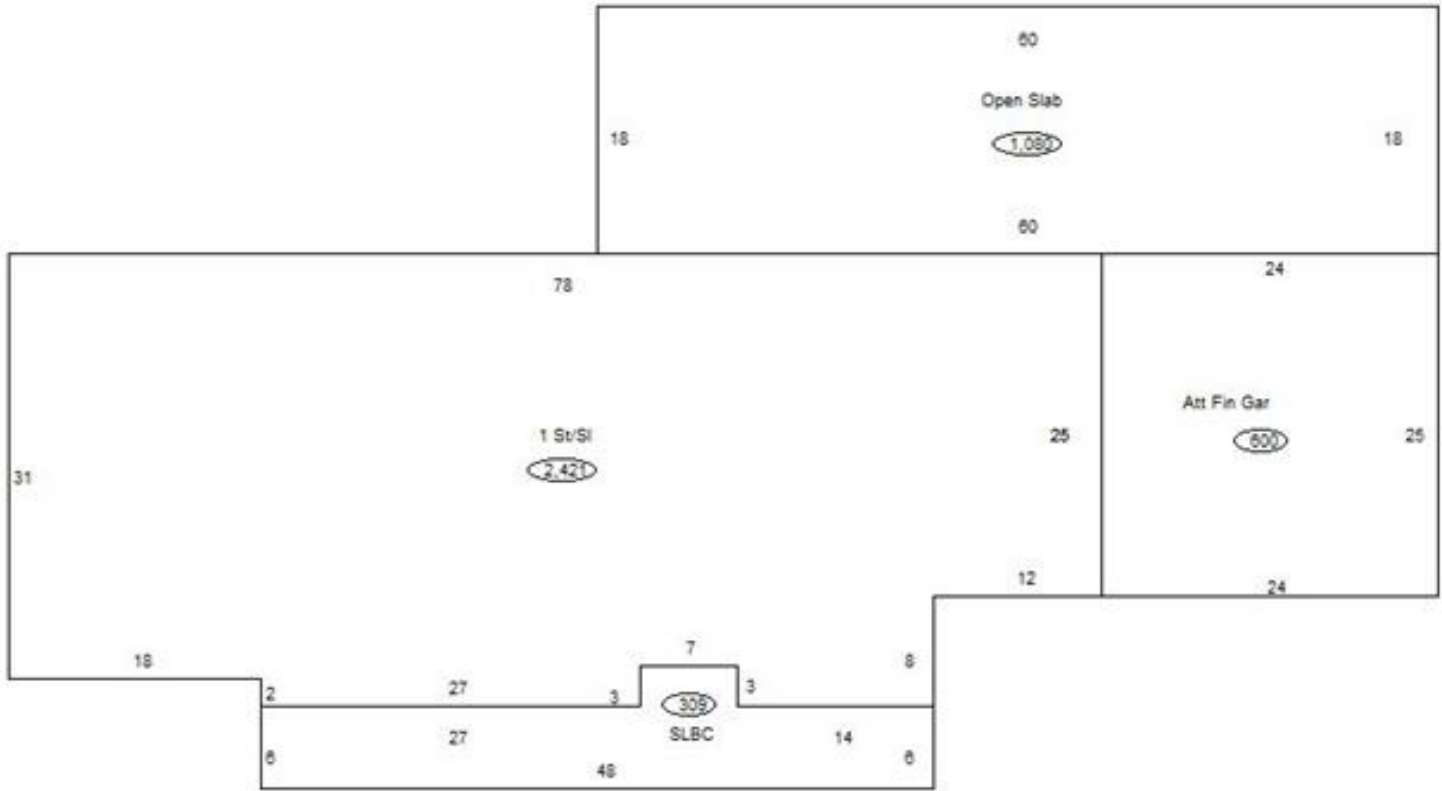
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,421	1.000	2,421
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	309	1.000	309
4	M	PATO		13	Open Slab	1,080	1.000	1,080
Total Building Area						2,421		2,421



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x24x10	Plank	Composition Shingle	240
	Qual	2	Cond	2	Year	2005
				Eff Age	21	

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (18.37 x 240)	4,409		4,409	2,689
				1,720