




# 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> 660002119 <b>Parcel ID</b> 000000-00-0-00669-001-0018 <b>Cadastral ID</b> 03-20-15-05480 <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> 341289 SIMPSON, RACHEL & NATHAN  25794 S RIDGEVIEW RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25794 RIDGEVIEW RD <b>Subdivision</b> RIDGEVIEW ACRES <b>Lot/Block</b> 0018 / 0001 <b>Parcel Size</b> 1 - 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\2021-11-08\IMG_00 11/9/2021</p>														
<b>Legal Description</b> Lot/Long: 36.23790919 -95.70306255																			
LOT 18 BLOCK 1 RIDGEVIEW ACRES					<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	No	1,000		/	BOLICK ENTERPRISES LLC	03/27/2023	249,000	YES										
					/	GUTHRIE, SANDRA L	05/02/2022	130,000	YES										
					1071/13	ANDERSON, HOLLY O TRUSTEE	06/27/1997	83,000	Yes										
					858/393			0	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>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	133,500	133,500	11%	14,685	<b>Assessed</b>	28,673										
<b>Year Frozen</b>	0		<b>Improvements</b>	127,168	127,168		13,988	<b>Penalty</b>	0										
<b>Uncapped Value</b>	14,762		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	260,668	260,668		28,673	<b>Total Taxable</b>	28,673										
<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	2025-660002119	SIMPSON, RACHEL & NATHAN			4	242,029	0	26,623	2,773.00										
2024	2024-660002119	SIMPSON, RACHEL & NATHAN			4	249,923	0	27,492	2,635.00										
2023	2023-660002119	SIMPSON, RACHEL & NATHAN			4	130,000	0	14,300	1,350.00										
2022	2022-660002119	BOLICK ENTERPRISES LLC			4	131,340	1000	13,447	1,303.00										
2021	2021-660002119	GUTHRIE, SANDRA L			4	139,535	1000	14,349	1,353.00										
2020	2020-660002119	GUTHRIE, SANDRA L			4	138,885	1000	14,076	1,330.00										
2019	2019-660002119	GUTHRIE, SANDRA L			4	133,067	1000	13,637	1,309.00										
2018	2018-660002119	GUTHRIE, SANDRA L			4	136,608	1000	14,027	1,347.00										
2017	2017-660002119	GUTHRIE, SANDRA L			4	137,753	1000	13,702	1,319.00										
2016	2016-660002119	GUTHRIE, SANDRA L			4	134,593	1000	13,275	1,282.00										
2015	2015-660002119	GUTHRIE, SANDRA L			4	130,973	1000	12,859	1,252.00										
2014	2014-660002119	GUTHRIE, SANDRA L			4	133,180	1000	12,455	1,149.00										
2013	2013-660002119	GUTHRIE, SANDRA L			4	128,408	1000	12,063	1,153.00										




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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> 1 <b>Non-Ag Acres</b> 2.4508 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 106,759.00 x .49 = 52,826 <b>Factor Value</b> <b>Adjustments</b> 2.5272 <b>Lot Value</b> 133,500		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_00 11/9/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,332 / 1,332
<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>	1,332
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished
<b>Remodel</b>	LARGE -
<b>Year/Eff Age</b>	1978 / 31

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>	160,683	120.63	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	146,890		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.27	<b>Total Misc Impr</b>	+ 4,960				
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+ 16,207				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 193,794				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 41%)</b>	- 79,456				
<b>Plumbing Adj</b>	+ 10.57	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 114,338				
<b>Adj Base Cost</b>	= 129.60	<b>Lot Value</b>	+ 133,500				
<b>Total Area</b>	x 1,332	<b>Indicated Value</b>	= 247,838				
<b>Adjusted Cost</b>	= 172,627	<b>Value Per SqFt</b>	186.06				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	114,338		
<b>Lot Value</b>	133,500		
<b>Indicated Value</b>	247,838	186.06	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	12,830		
<b>Total Value</b>	260,668	195.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5790	20x4		80	24.02		1,922
PATO	SLAB PORCH - OPEN	5791	37x10		370	8.21		3,038



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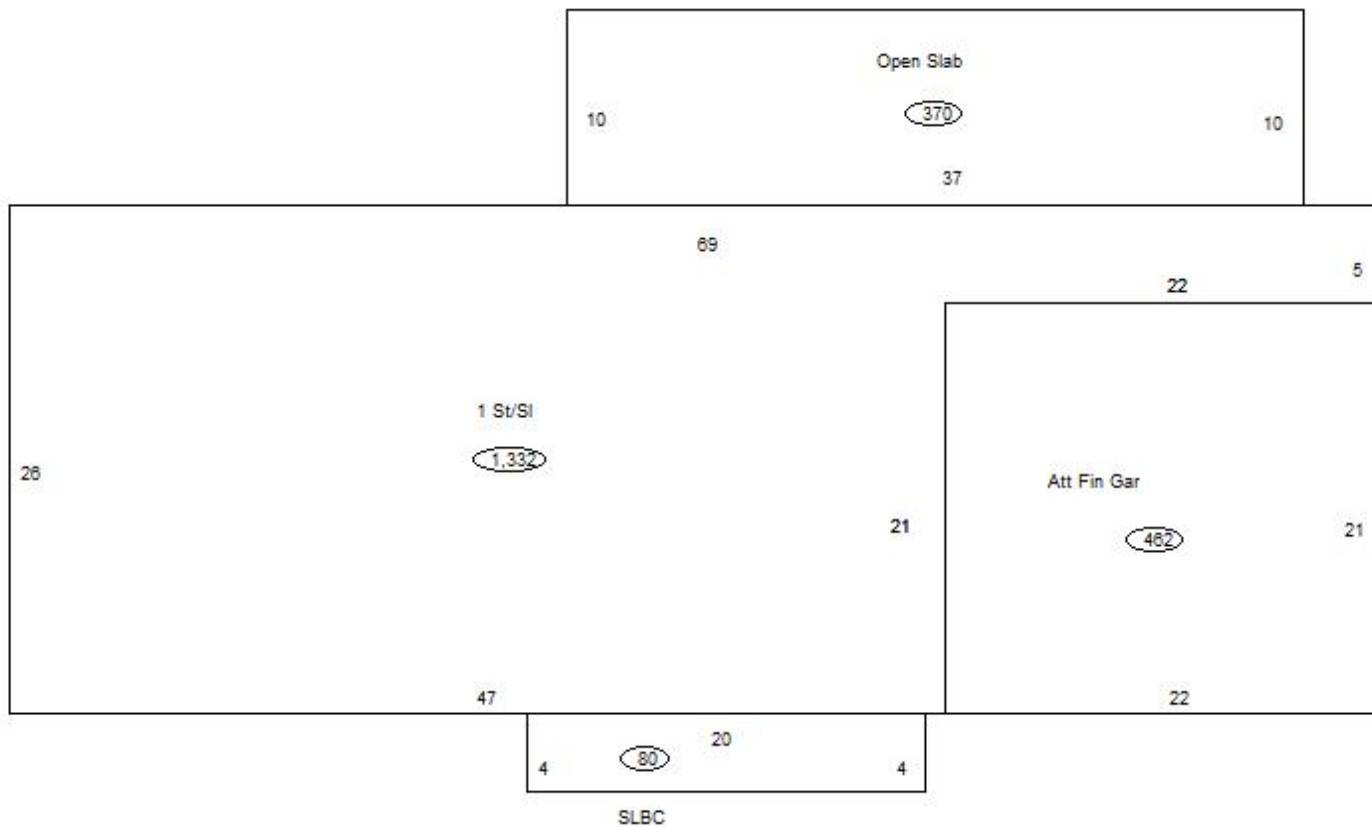
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	462	1.000	462
2	M	PRCH		10	SLBC	80	1.000	80
3	M	PATO		10	Open Slab	370	1.000	370
4	R	1	Slab	10	1 St/SI	1,332	1.000	1,332
<b>Total Building Area</b>						1,332		1,332



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable	22x20x10	Dirt	Formed Metal	440	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.71 x 440)		2,072	2,072	145	1,927	
UTIL	Utility Building	24x20x8	Concrete	Formed Metal	480	
<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2005	<b>Eff Age</b> 21		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (34.70 x 480)		16,656	16,656	8,328	8,328	
LNT0	Lean To - Attached	8x24x8	Dirt	Formed Metal	192	
<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2005	<b>Eff Age</b> 21		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.89 x 192)		1,707	1,707	1,212	495	
LNT0	Lean To - Attached	10x24x8	Dirt	Formed Metal	240	
<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2005	<b>Eff Age</b> 21		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.89 x 240)		2,134	2,134	1,515	619	
SHDS	Shed - Small	20x8x8	Dirt	Formed Metal	160	
<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2005	<b>Eff Age</b> 21		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (14.27 x 160)		2,283	2,283	1,393	890	
LNT0	Lean To - Attached	28x8x6	Dirt	Formed Metal	224	
<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2005	<b>Eff Age</b> 21		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.79 x 224)		1,969	1,969	1,398	571	