



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 660002125 Parcel ID 000000-00-0-00669-001-0024 Cadastral ID 03-20-15-05540 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 319287 DECKER, ZACHARY 7293 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07293 E 540 RD Subdivision RIDGEVIEW ACRES Lot/Block 0024 / 0001 Parcel Size .5 - 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: 36.23541200 -95.70328198																																																						
E2 OF TRACT 24 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																																													
					2575/449	LOWE, COLTEN C	08/24/2016	125,000	YES																																													
					2326/406	AYERS, CAMERON LINDSAY &~JENNI	05/07/2013	115,500	YES																																													
					1163/882	VERDIGRIS METHODIST CHURCH	03/25/1999	65,000	Yes																																													
Parcel Valuation					<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>2017</td> <td>Land Value 36,315</td> <td>36,315</td> <td>11%</td> <td>3,995</td> <td>Assessed</td> <td>12,542</td> <td>1,306.02</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 77,701</td> <td>77,701</td> <td> </td> <td>8,547</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 114,016</td> <td>114,016</td> <td> </td> <td>12,542</td> <td>Total Taxable</td> <td>12,542</td> <td>1,306.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2017	Land Value 36,315	36,315	11%	3,995	Assessed	12,542	1,306.02	Year Frozen	0	Improvements 77,701	77,701		8,547	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 114,016	114,016		12,542	Total Taxable	12,542	1,306.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002125	DECKER, ZACHARY	4	113,149	0	12,447	1,296.00																																															
2024	2024-660002125	DECKER, ZACHARY	4	118,910	0	13,080	1,254.00																																															
2023	2023-660002125	DECKER, ZACHARY	4	126,414	0	13,906	1,312.00																																															
2022	2022-660002125	DECKER, ZACHARY	4	128,166	0	14,098	1,355.00																																															
2021	2021-660002125	DECKER, ZACHARY	4	135,927	0	14,952	1,399.00																																															
2020	2020-660002125	DECKER, ZACHARY	4	133,932	0	14,733	1,382.00																																															
2019	2019-660002125	DECKER, ZACHARY	4	129,660	0	14,263	1,359.00																																															
2018	2018-660002125	DECKER, ZACHARY	4	131,706	0	14,488	1,380.00																																															
2017	2017-660002125	DECKER, ZACHARY	4	130,748	0	14,382	1,374.00																																															
2016	2016-660002125	DECKER, ZACHARY	4	116,733	0	12,841	1,230.00																																															
2015	2015-660002125	LOWE, COLTEN C	4	115,715	0	12,729	1,229.00																																															
2014	2014-660002125	LOWE, COLTEN C	4	117,618	0	12,938	1,182.00																																															
2013	2013-660002125	LOWE, COLTEN C	4	88,770	0	9,765	925.00																																															



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2391	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	53,974.00 x .67 = 36,315	
Factor Value		
Adjustments	1.0000	
Lot Value	36,315	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,237 / 1,237
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_00' 11/9/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	123,997	100.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	155,700		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	76,880		
Lot Value	36,315		
Indicated Value	113,195	91.51	Per SqFt
Agland Value			
Site Improvements	821		
Total Value	114,016	92.17	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.35	Total Misc Impr	+	4,543			
Roofing Adj	+ 4.06	Garage Cost	+	12,033			
Subfloor Adj	+ 2.31	Total RCN	=	167,131			
Heat/Cool Adj	+ 10.30	Depreciation (54%)	-	90,251			
Plumbing Adj	+ 6.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	76,880			
Adj Base Cost	= 121.71	Lot Value	+	36,315			
Total Area	x 1,237	Indicated Value	=	113,195			
Adjusted Cost	= 150,555	Value Per SqFt		91.51			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5818	10x7		70	21.07		1,475
PATO	SLAB PORCH - OPEN	5819	20x20		400	7.67		3,068



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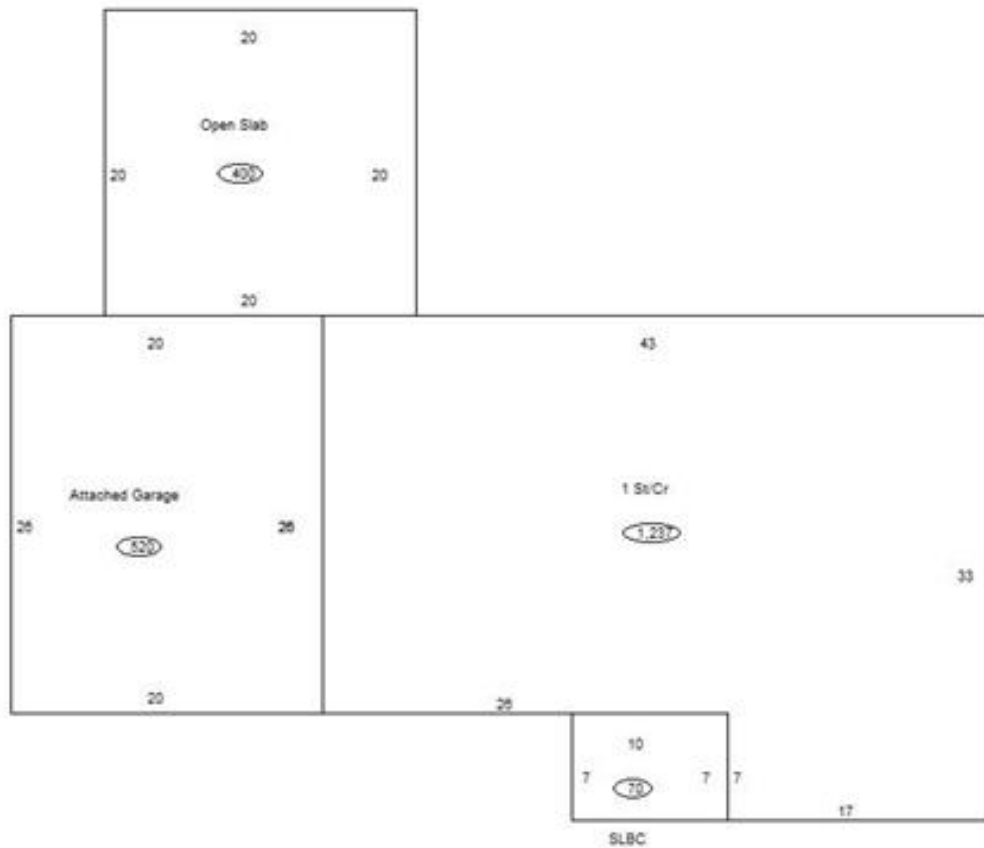
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Sketch Image

660002125



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,237	1.000	1,237
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	70	1.000	70
4	M	PATO		10	Open Slab	400	1.000	400
Total Building Area						1,237		1,237



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x8x8	Plank	Formed Metal	112
	Qual 2	Cond 2	Year 1996	Eff Age 30		

Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
Base Cost (21.40 x 112)	2,397		2,397	1,822	575

	LNT0	Lean To - Attached	14x10x6	Dirt	Formed Metal	140
	Qual 2	Cond 2	Year 1996	Eff Age 30		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (8.79 x 140)	1,231		1,231	985	246