




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:22:20  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660002127 <b>Parcel ID</b> 000000-00-0-00669-001-0026 <b>Cadastral ID</b> 03-20-15-05560 <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> 204574 SAMPLEY, J D  25903 S RIDGEVIEW DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25903 RIDGEVIEW DR <b>Subdivision</b> RIDGEVIEW ACRES <b>Lot/Block</b> 0026 / 0001 <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\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 11/9/2021</p>														
<b>Legal Description</b> Lat/Long: 36.23655075 -95.70464639																			
N2 TRACT 26 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>R18 000135</td> <td>R19- NEW 24X40 SQ FT DTCH ACC BL</td> <td>05/2018</td> <td>10/2018</td> <td>16,575</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000135	R19- NEW 24X40 SQ FT DTCH ACC BL	05/2018	10/2018	16,575
Number	Description	Opened	Closed	Amount															
R18 000135	R19- NEW 24X40 SQ FT DTCH ACC BL	05/2018	10/2018	16,575															
<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>										
HV	Veteran	Yes	99,999	11,872	/	SAMPLEY, J D &	01/16/2019	0	4										
<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>										
Remove Cap	0	<b>Land Value</b>	34,084	18,513	11%	2,036	<b>Assessed</b>	11,872	1,236.25										
Year Frozen	2010	<b>Improvements</b>	164,620	89,414		9,836	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	11,872	-1,037.00										
TIF Project ID	0	<b>Total Value</b>	198,704	107,927		11,872	<b>Total Taxable</b>	0	199.00										
<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	2025-660002127	SAMPLEY, J D	4	186,117	11872		199.00												
2024	2024-660002127	SAMPLEY, J D	4	206,098	11871		122.00												
2023	2023-660002127	SAMPLEY, J D	4	157,418	11872		122.00												
2022	2022-660002127	SAMPLEY, J D	4	154,068	11872		122.00												
2021	2021-660002127	SAMPLEY, J D	4	150,000	11872		122.00												
2020	2020-660002127	SAMPLEY, J D	4	147,601	11871		122.00												
2019	2019-660002127	SAMPLEY, J D	4	143,327	11872		122.00												
2018	2018-660002127	SAMPLEY, J D &	4	139,595	11018		114.00												
2017	2017-660002127	SAMPLEY, J D &	4	138,373	11017		113.00												
2016	2016-660002127	SAMPLEY, J D &	4	134,726	11018		114.00												
2015	2015-660002127	SAMPLEY, J D &	4	133,478	11018		114.00												
2014	2014-660002127	SAMPLEY, J D &	4	134,618	11018		114.00												
2013	2013-660002127	SAMPLEY, J D &	4	127,046	11018		114.00												




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Date 04/18/2026  
Time 07:22:20  
Page 2

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> 1.0928 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 47,601.00 x .72 = 34,084 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 34,084		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 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>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,582 / 1,582
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air 1 Wall Air Conditioner
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,582
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	520 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	101,54	<b>Total Misc Impr</b>	+ 34,136
<b>Roofing Adj</b>	+ 4.37	<b>Garage Cost</b>	+ 17,742
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 249,818
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	- 114,916
<b>Plumbing Adj</b>	+ 8.89	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 134,902
<b>Adj Base Cost</b>	= 125.12	<b>Lot Value</b>	+ 34,084
<b>Total Area</b>	x 1,582	<b>Indicated Value</b>	= 168,986
<b>Adjusted Cost</b>	= 197,940	<b>Value Per SqFt</b>	106.82



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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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	197,166	124.63	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	169,280 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	134,902		
<b>Lot Value</b>	34,084		
<b>Indicated Value</b>	168,986	106.82	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	29,718		
<b>Total Value</b>	198,704	125.60	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	5826	17x4		68	24.05	1,635
EPSW	ENCLOSED PORCH - SOLID WALL	5827	32x12		384	60.70	23,309
CPAT	Carport - Attached	5828	20x20		400	10.24	4,096



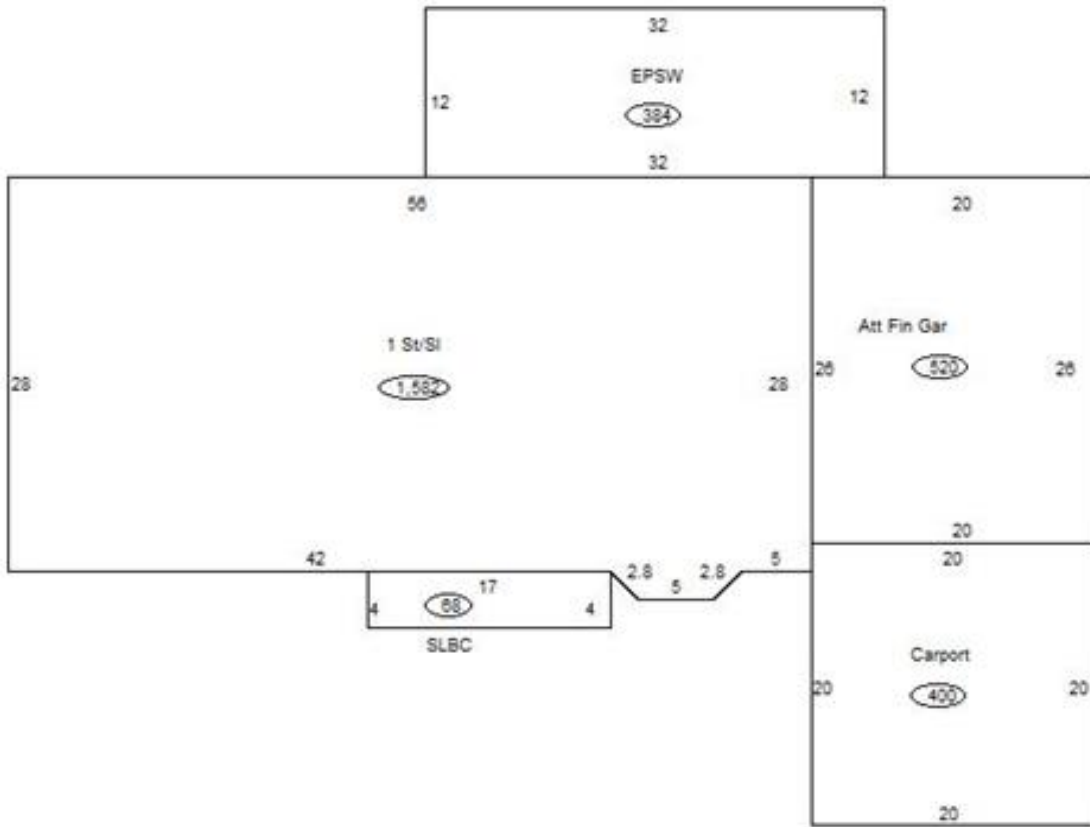
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Date 04/18/2026  
 Time 07:22:20  
 Page 3

Sketch Image

660002127



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,582	1.000	1,582
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	68	1.000	68
4	M	EPSW		13	EPSW	384	1.000	384
5	M	CPAT		13	Carport	400	1.000	400
<b>Total Building Area</b>						1,582		1,582



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Date 04/18/2026  
Time 07:22:20  
Page 4

660002127

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		14x14x8	Concrete	Composition Shingle	196
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		

Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (17.69 x 196)	3,467		3,467	971	2,496

UTIL	Utility Building		40x24x10	Concrete	Formed Metal	960
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		

Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
Base Cost (31.86 x 960)	30,586		30,586	3,364	27,222