



# 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  | 660002414                  |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Parcel ID  | 000000-00-0-10285-001-0020 |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Cadastral ID   | 03-21-16-04800             |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Property Type  | REAL - Real Property       |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Property Class   | URP                        | VI Area                      | 1        |             |               |               |               |             |          |  |  |  |  |  |
| Tax Area   | 17 - CLAREMORE OT          |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Name ID  | 336383                     |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| STAFFORD, ERIN R   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| 1806 NE OAKRIDGE DR<br>CLAREMORE OK 74017-1458   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Parcel Location  |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Situs  | 01806 OAK RIDGE DR         |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Subdivision  | OAK RIDGE ESTATES I        |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Lot/Block  | 0020 / 0001                | Parcel Size                  | 1 - Lots |             |               |               |               |             |          |  |  |  |  |  |
| Sec/Twn/Rng  | 3 / 21 / 16 / 5            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Neighborhood   | 1173 - R-V01-SE CLAREMORE  |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| School District  | S001 - CLAREMORE SCHOOLS   |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Legal Description Lat/Long: 36.32748915 -95.58903852   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Building Permits   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| LOT 20 BLOCK 1 OAK RIDGE ESTATES I   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| <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   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Code   | Type                       | Active                       | Maximum  | Exemption   |               |               |               |             |          |  |  |  |  |  |
| H  | Homestead                  | No                           | 1,000    |             |               |               |               |             |          |  |  |  |  |  |
| Sale History   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Bk/Pg  | Grantor                    | Date                         | Price    | Code        |               |               |               |             |          |  |  |  |  |  |
| /  | WARREN, NATHANIEL          | 10/27/2021                   | 365,000  | YES         |               |               |               |             |          |  |  |  |  |  |
| 2493/1   | GOAD, JIM B &              | 08/14/2015                   | 275,000  | YES         |               |               |               |             |          |  |  |  |  |  |
| 2034/692   | ROBBINS, BRADY L & JANA C  | 06/17/2009                   | 237,500  | YES         |               |               |               |             |          |  |  |  |  |  |
| 1259/921   | MOORE, ROBERT P &          | 12/04/2000                   | 230,000  | Yes         |               |               |               |             |          |  |  |  |  |  |
| 1015/390   | GRINOLS, RICHARD W &       | 02/09/1996                   | 0        | No          |               |               |               |             |          |  |  |  |  |  |
| 981/156  | PAULISON, WAYNE A &        | 02/08/1995                   | 28,500   | Yes         |               |               |               |             |          |  |  |  |  |  |
| Parcel Valuation   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Source   | REAL                       | Fair Cash                    | Capped   | Asmnt Level | Assessed      | Levy Rate     | 92.430        | Current Tax |          |  |  |  |  |  |
| Remove Cap   | 2022                       | Land Value                   | 120,135  | 120,135     | 11%           | 13,215        | Assessed      | 44,887      | 4,148.91 |  |  |  |  |  |
| Year Frozen  | 0                          | Improvements                 | 287,925  | 287,925     |               | 31,672        | Penalty       | 0           |          |  |  |  |  |  |
| Uncapped Value   | 0                          | Mobile Home                  | 0        | 0           |               | 0             | Exemption     | 0           | 0.00     |  |  |  |  |  |
| TIF Project ID   | 0                          | Total Value                  | 408,060  | 408,060     |               | 44,887        | Total Taxable | 44,887      | 4,149.00 |  |  |  |  |  |
| Assessment History   |                            |                              |          |             |               |               |               |             |          |  |  |  |  |  |
| Tax Year   | Statement Number           | Billed Owner                 | Tax Area | Total Value | Exemptions    | Taxable Value | Billed Tax    |             |          |  |  |  |  |  |
| 2025   | 2025-660002414             | STAFFORD, ERIN R             | 17       | 405,274     | 0             | 44,266        | 4,092.00      |             |          |  |  |  |  |  |
| 2024   | 2024-660002414             | STAFFORD, ERIN R             | 17       | 409,941     | 0             | 42,158        | 3,896.00      |             |          |  |  |  |  |  |
| 2023   | 2023-660002414             | STAFFORD, ERIN R             | 17       | 365,000     | 0             | 40,150        | 3,678.00      |             |          |  |  |  |  |  |
| 2022   | 2022-660002414             | STAFFORD, ERIN R             | 17       | 365,000     | 0             | 40,150        | 3,717.00      |             |          |  |  |  |  |  |
| 2021   | 2021-660002414             | WARREN, NATHANIEL & KIMBERLY | 17       | 291,965     | 1000          | 31,116        | 2,748.00      |             |          |  |  |  |  |  |
| 2020   | 2020-660002414             | WARREN, NATHANIEL & KIMBERLY | 17       | 289,864     | 0             | 31,885        | 2,920.00      |             |          |  |  |  |  |  |
| 2019   | 2019-660002414             | WARREN, NATHANIEL & KIMBERLY | 17       | 276,862     | 0             | 30,455        | 2,821.00      |             |          |  |  |  |  |  |
| 2018   | 2018-660002414             | WARREN, NATHANIEL & KIMBERLY | 17       | 284,034     | 0             | 31,244        | 2,887.00      |             |          |  |  |  |  |  |
| 2017   | 2017-660002414             | WARREN, NATHANIEL & KIMBERLY | 17       | 281,598     | 0             | 30,976        | 2,845.00      |             |          |  |  |  |  |  |
| 2016   | 2016-660002414             | WARREN, NATHANIEL & KIMBERLY | 17       | 274,727     | 0             | 30,220        | 2,836.00      |             |          |  |  |  |  |  |
| 2015   | 2015-660002414             | WARREN, NATHANIEL & KIMBERLY | 17       | 238,419     | 1000          | 25,226        | 2,275.00      |             |          |  |  |  |  |  |
| 2014   | 2014-660002414             | GOAD, JIM B &                | 17       | 242,360     | 1000          | 24,965        | 2,315.00      |             |          |  |  |  |  |  |
| 2013   | 2013-660002414             | GOAD, JIM B &                | 17       | 229,167     | 1000          | 24,208        | 2,215.00      |             |          |  |  |  |  |  |



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| Lot Data        | Square-Foot - NBHD 1173 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size        |                            |               |
| Lot Count       |                            |               |
| Units Buildable | 1                          |               |
| Non-Ag Acres    | 2.2767                     |               |
| Topography      |                            |               |
| Street Access   |                            |               |
| Utilities       |                            |               |
| Amenities       | LAND QUALITY               |               |
|                 | 0                          |               |
|                 | 0                          |               |
| Method          | Square-Foot                |               |
| Base Lot Value  | 99,175.00 x 1.21 = 120,135 |               |
| Factor Value    |                            |               |
| Adjustments     | 1.0000                     |               |
| Lot Value       | 120,135                    |               |

| Residential Data |                                  |
|------------------|----------------------------------|
| Type             | 1 Single Family Residence        |
| Condition        | 3 - Average                      |
| Quality          | 3.5 - Average                    |
| Architecture     | R3 Res Nbhd 3                    |
| Style            | 100% One Story                   |
| Exterior Wall    | 100% Veneer, Masonry             |
| Base/Total Area  | 2,557 / 2,557                    |
| Style            | 100% One Story                   |
| HVAC             | 100% Warmed & Cooled Air         |
| Roof Cover       | 1 Composition Shingle            |
| Area on Slab     | 2,557                            |
| Fixture/RghIn    | 14 /                             |
| Bed/F/H Bath     | 3 / 3.0 /                        |
| Basement Area    |                                  |
| Garage Type      | 575 Attached Garage - Unfinished |
| Remodel          |                                  |
| Year/Eff Age     | 1996 / 23                        |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG\_002I 3/28/2023

| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |         |        |          |
|---------------------|---------|--------|----------|
| MRA Code            | 1       | Test   |          |
| Adusted R           | 0.8445  |        |          |
| Indicated Value     | 329,793 | 128.98 | Per SqFt |

| Direct Comparables |         |                  |          |
|--------------------|---------|------------------|----------|
| Selection Model    | A       | Adam Test        |          |
| Adjustment Model   | 1       | 2022 Residential |          |
| Comparables        | 4       |                  |          |
| Indicated Value    | 376,910 |                  | Per SqFt |

| Cost Approach |           |                     |   | Manual : 01/2025 |  |  |  |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost     | 108.39    | Total Misc Impr     | + | 15,475           |  |  |  |
| Roofing Adj   | + 5.14    | Garage Cost         | + | 22,172           |  |  |  |
| Subfloor Adj  | + -3.36   | Total RCN           | = | 378,700          |  |  |  |
| Heat/Cool Adj | + 14.47   | Depreciation ( 28%) | - | 106,036          |  |  |  |
| Plumbing Adj  | + 8.74    | Lump Sums           | + | 0                |  |  |  |
| Basement Adj  | + 0.00    | RCNLD               | = | 272,664          |  |  |  |
| Adj Base Cost | = 133.38  | Lot Value           | + | 120,135          |  |  |  |
| Total Area    | x 2,557   | Indicated Value     | = | 392,799          |  |  |  |
| Adjusted Cost | = 341,053 | Value Per SqFt      |   | 153.62           |  |  |  |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 272,664       |        |                      |
| Lot Value            | 120,135       |        |                      |
| Indicated Value      | 392,799       | 153.62 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    | 15,261        |        |                      |
| Total Value          | 408,060       | 159.59 | 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     | 6,429.63  |      | 6,430 |
| PRCH                       | SLAB PORCH - COVERED            | 6499      | 7x2  |      | 14    | 29.49     |      | 413   |
| PATO                       | SLAB PORCH - OPEN               | 6500      | 7x2  |      | 14    | 12.93     |      | 181   |
| PRCH                       | SLAB PORCH - COVERED            | 6501      | 215  |      | 215   | 28.75     |      | 6,181 |
| PATO                       | SLAB PORCH - OPEN               | 6502      | 27x7 |      | 189   | 12.01     |      | 2,270 |



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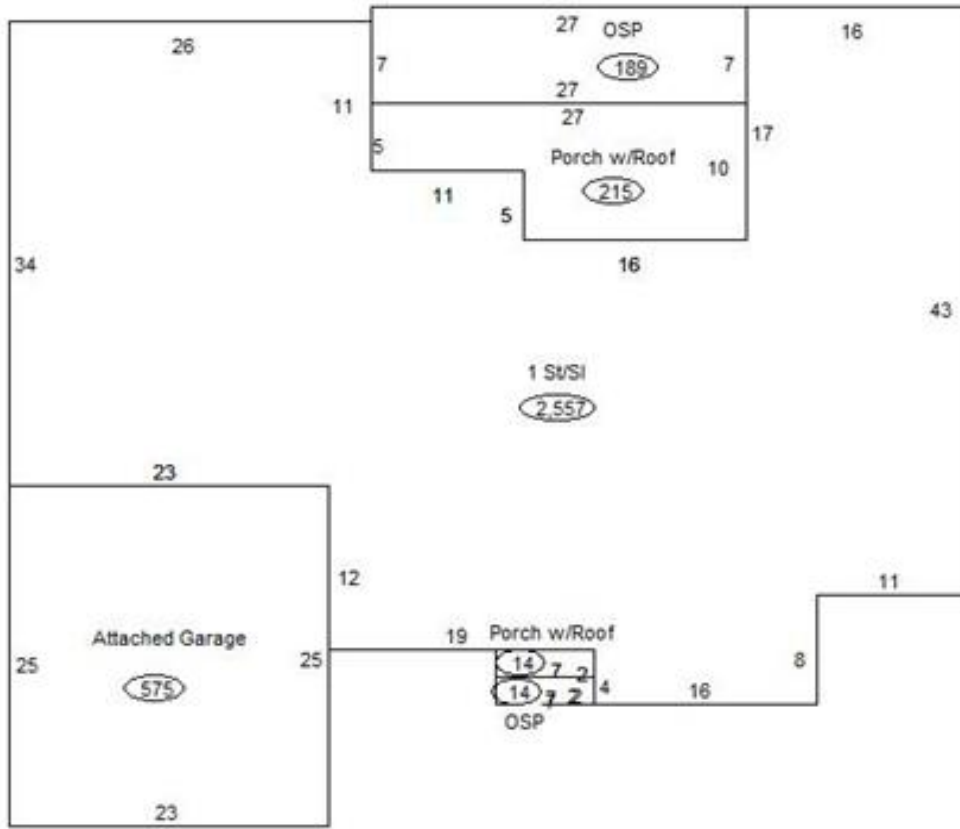
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Sketch Image

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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         | 2,557        | 1.000      | 2,557        |
| 2                          | G    | 1    |            | 13    | Attached Garage | 575          | 1.000      | 575          |
| 3                          | M    | PRCH |            | 13    | SLBC            | 14           | 1.000      | 14           |
| 4                          | M    | PATO |            | 13    | Open Slab       | 14           | 1.000      | 14           |
| 5                          | M    | PRCH |            | 13    | SLBC            | 215          | 1.000      | 215          |
| 6                          | M    | PATO |            | 13    | Open Slab       | 189          | 1.000      | 189          |
| <b>Total Building Area</b> |      |      |            |       |                 | <b>2,557</b> |            | <b>2,557</b> |



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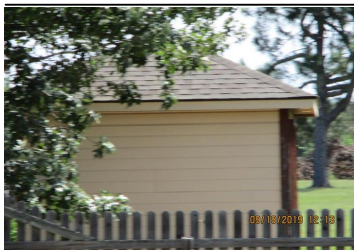
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### Outbuildings/Site Improvements

| Building Image | Code   | Description | Dimensions | Floor   | Roofing | Total Units |
|----------------|--------|-------------|------------|---------|---------|-------------|
|                | SV     | SWIM VINYL  |            |         |         | 1           |
|                | Qual 3 | Cond 3      | Year       | Eff Age |         |             |

| Valuation Summary                | Modifier Total | RCN    | Depr (55% Phys/ % Func) | RCNLD  |
|----------------------------------|----------------|--------|-------------------------|--------|
| Base Cost (25,000.00 x 1) 25,000 |                | 25,000 | 13,750                  | 11,250 |



|        |         |      |         |  |     |
|--------|---------|------|---------|--|-----|
| STA    | STG AVG |      | 12x14x0 |  | 168 |
| Qual 3 | Cond    | Year | Eff Age |  |     |

| Valuation Summary            | Modifier Total | RCN   | Depr (10% Phys/ % Func) | RCNLD |
|------------------------------|----------------|-------|-------------------------|-------|
| Base Cost (7.02 x 168) 1,179 |                | 1,179 | 118                     | 1,061 |



|        |             |      |         |  |   |
|--------|-------------|------|---------|--|---|
| GF     | GAZEBO FAIR |      | 0x0x0   |  | 1 |
| Qual 2 | Cond        | Year | Eff Age |  |   |

| Valuation Summary              | Modifier Total | RCN   | Depr (0% Phys/ % Func) | RCNLD |
|--------------------------------|----------------|-------|------------------------|-------|
| Base Cost (2,950.00 x 1) 2,950 |                | 2,950 |                        | 2,950 |