



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:31:44  
Page 1

| Assessment Data  |                            |                              |          |             | Primary Image |                        |               |             |        |  |  |  |  |  |
|--|----------------------------|------------------------------|----------|-------------|---------------|------------------------|---------------|-------------|--------|--|--|--|--|--|
| Account  | 660004011                  |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Parcel ID  | 000000-00-0-10230-001-0005 |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Cadastral ID   | 05-21-16-05630             |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Property Type  | REAL - Real Property       |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Property Class   | URP                        | VI Area                      | 1        |             |               |                        |               |             |        |  |  |  |  |  |
| Tax Area   | 17 - CLAREMORE OT          |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Name ID  | 326170                     |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| NIEDERMAIER, EDWARD JOHN III   |                            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| 1417 N LANG ST<br>CLAREMORE OK 74017-0000  |                            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Parcel Location  |                            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Situs  | 01417 N LANG ST            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Subdivision  | LINDWOOD                   |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Lot/Block  | 0005 / 0001                | Parcel Size                  | 1 - Lots |             |               |                        |               |             |        |  |  |  |  |  |
| Sec/Twn/Rng  | 5 / 21 / 16 / 5            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Neighborhood   | 1183 - R-V01-SW CLAREMORE  |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| School District  | S001 - CLAREMORE SCHOOLS   |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Legal Description Lat/Long: 36.32274540 -95.61687970   |                            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Building Permits   |                            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| LOT 5 BLOCK 1 LINDWOOD   |                            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| <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       | /             | NIEDERMAIER, JOHN JR & | 11/06/2018    | 70,000      | 4      |  |  |  |  |  |
| A  | Add-Homestead              | No                           | 1,000    |             | 2182/927      | SCHULER, ALLEN & CHERI | 07/14/2011    | 0           | 10     |  |  |  |  |  |
|  |                            |                              |          |             | 1233/721      | NIEDERMAIER, JOHN JR & | 06/23/2000    | 69,500      | No     |  |  |  |  |  |
|  |                            |                              |          |             | 876/123       |                        | 03/11/1992    | 0           | No     |  |  |  |  |  |
| Parcel Valuation   |                            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Source   | REAL                       | Fair Cash                    | Capped   | Asmnt Level | Assessed      | Levy Rate              | 92.430        | Current Tax |        |  |  |  |  |  |
| Remove Cap   | 2001                       | Land Value                   | 34,075   | 21,717      | 11%           | 2,389                  | Assessed      | 8,959       | 828.08 |  |  |  |  |  |
| Year Frozen  | 0                          | Improvements                 | 70,299   | 59,725      |               | 6,570                  | Penalty       | 0           |        |  |  |  |  |  |
| Uncapped Value   | 0                          | Mobile Home                  | 0        | 0           |               | 0                      | Exemption     | 1,000       | -92.00 |  |  |  |  |  |
| TIF Project ID   | 0                          | Total Value                  | 104,374  | 81,442      |               | 8,959                  | Total Taxable | 7,959       | 736.00 |  |  |  |  |  |
| Assessment History   |                            |                              |          |             |               |                        |               |             |        |  |  |  |  |  |
| Tax Year   | Statement Number           | Billed Owner                 | Tax Area | Total Value | Exemptions    | Taxable Value          | Billed Tax    |             |        |  |  |  |  |  |
| 2025   | 2025-660004011             | NIEDERMAIER, EDWARD JOHN III | 17       | 102,052     | 1000          | 7,697                  | 711.00        |             |        |  |  |  |  |  |
| 2024   | 2024-660004011             | NIEDERMAIER, EDWARD JOHN III | 17       | 101,575     | 2000          | 6,445                  | 596.00        |             |        |  |  |  |  |  |
| 2023   | 2023-660004011             | NIEDERMAIER, EDWARD JOHN III | 17       | 89,668      | 1000          | 7,198                  | 659.00        |             |        |  |  |  |  |  |
| 2022   | 2022-660004011             | NIEDERMAIER, EDWARD JOHN III | 17       | 76,164      | 1000          | 6,960                  | 644.00        |             |        |  |  |  |  |  |
| 2021   | 2021-660004011             | NIEDERMAIER, EDWARD JOHN III | 17       | 70,255      | 1000          | 6,728                  | 594.00        |             |        |  |  |  |  |  |
| 2020   | 2020-660004011             | NIEDERMAIER, EDWARD JOHN III | 17       | 71,960      | 1000          | 6,802                  | 623.00        |             |        |  |  |  |  |  |
| 2019   | 2019-660004011             | NIEDERMAIER, EDWARD JOHN III | 17       | 68,858      | 0             | 7,574                  | 702.00        |             |        |  |  |  |  |  |
| 2018   | 2018-660004011             | NIEDERMAIER, JOHN JR &       | 17       | 72,769      | 0             | 8,005                  | 740.00        |             |        |  |  |  |  |  |
| 2017   | 2017-660004011             | NIEDERMAIER, JOHN JR &       | 17       | 72,260      | 0             | 7,949                  | 730.00        |             |        |  |  |  |  |  |
| 2016   | 2016-660004011             | NIEDERMAIER, JOHN JR &       | 17       | 70,583      | 0             | 7,764                  | 729.00        |             |        |  |  |  |  |  |
| 2015   | 2015-660004011             | NIEDERMAIER, JOHN JR &       | 17       | 71,142      | 0             | 7,826                  | 706.00        |             |        |  |  |  |  |  |
| 2014   | 2014-660004011             | NIEDERMAIER, JOHN JR &       | 17       | 73,250      | 0             | 7,649                  | 709.00        |             |        |  |  |  |  |  |
| 2013   | 2013-660004011             | NIEDERMAIER, JOHN JR &       | 17       | 71,373      | 0             | 7,285                  | 667.00        |             |        |  |  |  |  |  |



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Date 04/17/2026  
Time 02:31:45  
Page 2

| Lot Data        |                     | Square-Foot - NBHD 1183 #1 |   |
|-----------------|---------------------|----------------------------|---|
| Lot Size        |                     |                            |   |
| Lot Count       | 1                   |                            |   |
| Units Buildable | 7500                |                            |   |
| Non-Ag Acres    | 0.1565              |                            |   |
| Topography      |                     |                            |   |
| Street Access   |                     |                            |   |
| Utilities       |                     |                            |   |
| Amenities       | LOT SIZE ADJUSTMENT | 0                          | 0 |
| Method          | Square-Foot         |                            |   |
| Base Lot Value  | 6,815.00 x 5.00 =   | 34,075                     |   |
| Factor Value    |                     |                            |   |
| Adjustments     | 1.0000              |                            |   |
| Lot Value       |                     | 34,075                     |   |



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| Residential Data |                                  |
|------------------|----------------------------------|
| Type             | 1 Single Family Residence        |
| Condition        | 3 - Average                      |
| Quality          | 2 - Fair                         |
| Architecture     | R3 Res Nbhd 3                    |
| Style            | 100% One Story                   |
| Exterior Wall    | 100% Veneer, Masonry             |
| Base/Total Area  | 984 / 984                        |
| Style            | 100% One Story                   |
| HVAC             | 100% Warmed & Cooled Air         |
| Roof Cover       | 1 Composition Shingle            |
| Area on Slab     | 984                              |
| Fixture/RghIn    | 7 /                              |
| Bed/F/H Bath     | 3 / 1.5 /                        |
| Basement Area    |                                  |
| Garage Type      | 386 Attached Garage - Unfinished |
| Remodel          |                                  |
| Year/Eff Age     | 1970 / 42                        |

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

| Multiple Regression |         |        |          |
|---------------------|---------|--------|----------|
| MRA Code            | 1       | Test   |          |
| Adusted R           | 0.8445  |        |          |
| Indicated Value     | 100,490 | 102.12 | Per SqFt |

| Direct Comparables |                    |
|--------------------|--------------------|
| Selection Model    | A Adam Test        |
| Adjustment Model   | 1 2022 Residential |
| Comparables        |                    |
| Indicated Value    | 122,680 Per SqFt   |

| Cost Approach |           | Manual : 01/2025    |           |
|---------------|-----------|---------------------|-----------|
| Base Cost     | 109.72    | Total Misc Impr     | + 5,948   |
| Roofing Adj   | + 4.51    | Garage Cost         | + 9,685   |
| Subfloor Adj  | + 0.00    | Total RCN           | = 146,456 |
| Heat/Cool Adj | + 10.30   | Depreciation ( 52%) | - 76,157  |
| Plumbing Adj  | + 8.42    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 70,299  |
| Adj Base Cost | = 132.95  | Lot Value           | + 34,075  |
| Total Area    | x 984     | Indicated Value     | = 104,374 |
| Adjusted Cost | = 130,823 | Value Per SqFt      | 106.07    |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 70,299        |        |                      |
| Lot Value            | 34,075        |        |                      |
| Indicated Value      | 104,374       | 106.07 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    |               |        |                      |
| Total Value          | 104,374       | 106.07 | Total Value Per SqFt |

| Miscellaneous Improvements |                      |           |      |      |       |           |      |       |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code                       | Description          | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | SLAB PORCH - COVERED | 10167     | 7x5  |      | 35    | 21.18     |      | 741   |
| PRCH                       | SLAB PORCH - COVERED | 10168     | 254  |      | 254   | 20.50     |      | 5,207 |



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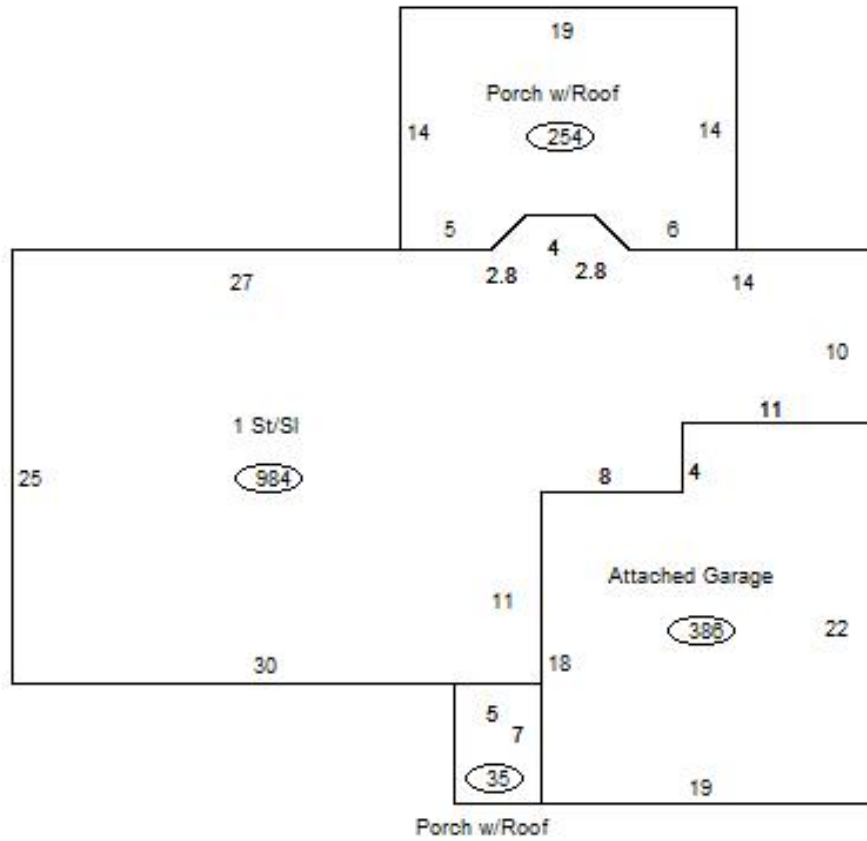
Date 04/17/2026

Time 02:31:45

Page 3

### Sketch Image

660004011



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1                          | R    | 1    | Slab       | 13    | 1 St/Sl         | 984       | 1.000      | 984        |
| 2                          | G    | 1    |            | 13    | Attached Garage | 386       | 1.000      | 386        |
| 3                          | M    | PRCH |            | 13    | SLBC            | 35        | 1.000      | 35         |
| 4                          | M    | PRCH |            | 13    | SLBC            | 254       | 1.000      | 254        |
| <b>Total Building Area</b> |      |      |            |       |                 | 984       |            | 984        |