



# 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  | 660004497                     |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Parcel ID  | 21N17E-05-2-00000-000-0000    |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Cadastral ID   | 05-21-17-02900                |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Property Type  | REAL - Real Property          |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Property Class   | RR                            | VI Area 3          |              |             |               |               |               |                 |        |  |  |  |  |  |
| Tax Area   | 93 - JUSTUS/TRI-DISTRICT FIRE |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Name ID  | 343126                        |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| REID, RAYMOND R JR   |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| 17412 E 470 RD<br>CLAREMORE OK 74017-0000  |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Parcel Location  |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Situs  | 17412 E 470 RD                |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Subdivision  |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Lot/Block  | /                             | Parcel Size        | 11.5 - Acres |             |               |               |               |                 |        |  |  |  |  |  |
| Sec/Twn/Rng  | 5 / 21 / 17 / 2               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Neighborhood   | 2117 - UNPLATTED              |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| School District  | S009 - JUSTUS-TIAWAH SCHOOLS  |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Legal Description Lat/Long: 36.33530379 -95.51732340   |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| E2 LOT 3 LYING N & W TPK   |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| 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   |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Code   | Type                          | Active             | Maximum      | Exemption   |               |               |               |                 |        |  |  |  |  |  |
| H  | Homestead                     | Yes                | 1,000        | 1,000       |               |               |               |                 |        |  |  |  |  |  |
| Sale History   |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Bk/Pg  | Grantor                       | Date               | Price        | Code        |               |               |               |                 |        |  |  |  |  |  |
| /  | NEWMAN, JERRY                 | 11/22/2023         | 479,000      | YES         |               |               |               |                 |        |  |  |  |  |  |
| /  | ORF, RAY E                    | 10/10/2022         | 350,000      | YES         |               |               |               |                 |        |  |  |  |  |  |
| 2508/254   | ORF, RAY &                    | 09/09/2015         | 0            | 4           |               |               |               |                 |        |  |  |  |  |  |
| 862/693  |                               | 09/11/1991         | 80,000       | No          |               |               |               |                 |        |  |  |  |  |  |
| 858/19   |                               | 07/08/1991         | 0            | No          |               |               |               |                 |        |  |  |  |  |  |
| Parcel Valuation   |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Source   | REAL                          | Fair Cash          | Capped       | Asmnt Level | Assessed      | Levy Rate     | 93.050        | Current Tax     |        |  |  |  |  |  |
| Remove Cap   | 2024                          | Land Value         | 175,997      | 175,997     | 11%           | 19,360        | Assessed      | 52,001 4,838.69 |        |  |  |  |  |  |
| Year Frozen  | 2004                          | Improvements       | 296,732      | 296,732     |               | 32,641        | Penalty       | 0               |        |  |  |  |  |  |
| Uncapped Value   | 0                             | Mobile Home        | 0            | 0           |               | 0             | Exemption     | 1,000 -83.00    |        |  |  |  |  |  |
| TIF Project ID   | 0                             | Total Value        | 472,729      | 472,729     |               | 52,001        | Total Taxable | 51,001 4,756.00 |        |  |  |  |  |  |
| Assessment History   |                               |                    |              |             |               |               |               |                 |        |  |  |  |  |  |
| Tax Year   | Statement Number              | Billed Owner       | Tax Area     | Total Value | Exemptions    | Taxable Value | Billed Tax    |                 |        |  |  |  |  |  |
| 2025   | 2025-660004497                | REID, RAYMOND R JR | 93           | 467,921     | 1000          | 50,472        | 4,707.00      |                 |        |  |  |  |  |  |
| 2024   | 2024-660004497                | REID, RAYMOND R JR | 93           | 479,213     | 0             | 52,714        | 5,242.00      |                 |        |  |  |  |  |  |
| 2023   | 2023-660004497                | NEWMAN, JERRY      | 93           | 350,000     | 0             | 38,500        | 3,822.00      |                 |        |  |  |  |  |  |
| 2022   | 2022-660004497                | ORF, RAY E         | 93           | 267,401     | 2000          | 11,590        | 1,181.00      |                 |        |  |  |  |  |  |
| 2021   | 2021-660004497                | ORF, RAY E         | 93           | 261,450     | 2000          | 11,590        | 1,200.00      |                 |        |  |  |  |  |  |
| 2020   | 2020-660004497                | ORF, RAY E         | 93           | 251,851     | 2000          | 11,590        | 1,158.00      |                 |        |  |  |  |  |  |
| 2019   | 2019-660004497                | ORF, RAY E         | 93           | 236,183     | 2000          | 11,590        | 1,181.00      |                 |        |  |  |  |  |  |
| 2018   | 2018-660004497                | ORF, RAY E         | 93           | 244,334     | 2000          | 11,590        | 1,182.00      |                 |        |  |  |  |  |  |
| 2017   | 2017-660004497                | ORF, RAY E         | 93           | 245,099     | 2000          | 11,589        | 1,122.00      |                 |        |  |  |  |  |  |
| 2016   | 2016-660004497                | ORF, RAY E         | 93           | 239,282     | 2000          | 11,590        | 1,166.00      |                 |        |  |  |  |  |  |
| 2015   | 2015-660004497                | ORF, RAY &         | 93           | 232,257     | 2000          | 11,590        | 1,156.00      |                 |        |  |  |  |  |  |
| 2014   | 2014-660004497                | ORF, RAY &         | 93           | 234,005     | 2000          | 11,590        | 1,131.00      |                 |        |  |  |  |  |  |
| 2013   | 2013-660004497                | ORF, RAY &         | 93           | 223,157     | 2000          | 11,590        | 1,146.00      |                 |        |  |  |  |  |  |



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| Lot Data        |                            | Square-Foot - NBHD 2117 #1 |   |
|-----------------|----------------------------|----------------------------|---|
| Lot Size        |                            |                            |   |
| Lot Count       |                            |                            |   |
| Units Buildable | 11.5                       |                            |   |
| Non-Ag Acres    | 11.2228                    |                            |   |
| Topography      |                            |                            |   |
| Street Access   |                            |                            |   |
| Utilities       |                            |                            |   |
| Amenities       | LAND QUALITY               | 0                          | 0 |
| Method          | Square-Foot                |                            |   |
| Base Lot Value  | 488,866.00 x .31 = 152,128 |                            |   |
| Factor Value    |                            |                            |   |
| Adjustments     | 1.1569                     |                            |   |
| Lot Value       | 175,997                    |                            |   |



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-31\IMG\_ 3/31/2021

| Residential Data |                           |
|------------------|---------------------------|
| Type             | 1 Single Family Residence |
| Condition        | 3 - Average               |
| Quality          | 3.5 - Average             |
| Architecture     |                           |
| Style            | 100% One Story            |
| Exterior Wall    | 100% Veneer, Masonry      |
| Base/Total Area  | 2,591 / 2,591             |
| Style            | 100% One Story            |
| HVAC             | 100% Warmed & Cooled Air  |
| Roof Cover       | 1 Composition Shingle     |
| Area on Slab     | 2,591                     |
| Fixture/RghIn    | 11 /                      |
| Bed/F/H Bath     | 3 / 2.0 /                 |
| Basement Area    |                           |
| Garage Type      |                           |
| Remodel          | PARTIAL -                 |
| Year/Eff Age     | 1989 / 19                 |

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

| Multiple Regression |         |       |          |
|---------------------|---------|-------|----------|
| MRA Code            | 1 Test  |       |          |
| Adusted R           | 0.8445  |       |          |
| Indicated Value     | 258,267 | 99.68 | Per SqFt |

| Direct Comparables |            |
|--------------------|------------|
| Selection Model    | 1 Res      |
| Adjustment Model   | A2 AO Test |
| Comparables        |            |
| Indicated Value    |            |

| Cost Approach |           |                     |   | Manual : 01/2025 |  |
|---------------|-----------|---------------------|---|------------------|--|
| Base Cost     | 108.19    | Total Misc Impr     | + | 40,254           |  |
| Roofing Adj   | + 5.13    | Garage Cost         | + |                  |  |
| Subfloor Adj  | + -3.36   | Total RCN           | = | 380,426          |  |
| Heat/Cool Adj | + 14.47   | Depreciation ( 22%) | - | 83,694           |  |
| Plumbing Adj  | + 6.86    | Lump Sums           | + | 0                |  |
| Basement Adj  | + 0.00    | RCNLD               | = | 296,732          |  |
| Adj Base Cost | = 131.29  | Lot Value           | + | 175,997          |  |
| Total Area    | x 2,591   | Indicated Value     | = | 472,729          |  |
| Adjusted Cost | = 340,172 | Value Per SqFt      |   | 182.45           |  |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 296,732       |        |                      |
| Lot Value            | 175,997       |        |                      |
| Indicated Value      | 472,729       | 182.45 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    |               |        |                      |
| Total Value          | 472,729       | 182.45 | 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            | 11661     | 14x7 |      | 98    | 29.22     |      | 2,864  |
| PRCH                       | SLAB PORCH - COVERED            | 11662     | 346  |      | 346   | 28.33     |      | 9,802  |
| PRCH                       | SLAB PORCH - COVERED            | 11663     | 779  |      | 779   | 27.16     |      | 21,158 |



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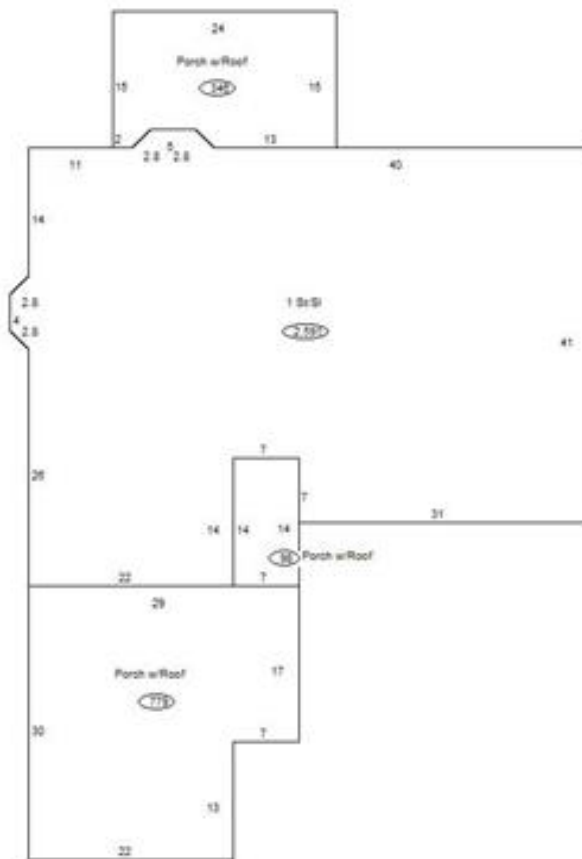
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Sketch Image

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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       | 2,591        | 1.000      | 2,591        |
| 2                          | M    | PRCH |            | 13    | SLBC          | 98           | 1.000      | 98           |
| 3                          | M    | PRCH |            | 13    | SLBC          | 346          | 1.000      | 346          |
| 4                          | M    | PRCH |            | 13    | SLBC          | 779          | 1.000      | 779          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>2,591</b> |            | <b>2,591</b> |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description                     | Dimensions            | Floor      | Roofing                       | Total Units  |
|--|--------|---------------------------------|-----------------------|------------|-------------------------------|--------------|
|  | SHOP1  | Shop/Slab                       | 30x22x8               | Concrete   |                               | 660          |
|  | Qual 2 | Cond 1                          | Year 2022             | Eff Age    |                               |              |
|  |        | <b>Valuation Summary</b>        | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (0% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (0.00 x 660)          |                       |            |                               |              |
|  | GENR   | Generator - Residential Standby | 0x0x0                 |            |                               |              |
|  | Qual   | Cond                            | Year                  | Eff Age    |                               |              |
|  |        |                                 | 0                     |            |                               |              |
|  |        |                                 | 0                     |            |                               |              |
|  |        | <b>Valuation Summary</b>        | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (0% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (2,800.00 x )         |                       |            |                               |              |