




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:31:24  
Page 1

Assessment Data					Primary Image																																																											
<b>Account</b> 660004857 <b>Parcel ID</b> 20N16E-06-2-00000-000-0000 <b>Cadastral ID</b> 06-20-16-03300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 179154 BLAN, TIMOTHY  10354 E 534 RD UNIT B CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10354 534 RD UNIT <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-7\IMG 10/7/2021</p>																																																											
<b>Legal Description</b> Lat/Long: 36.24267756 -95.64926729 S2 SW SE NW																																																																
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<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	2025-660004857	BLAN, TIMOTHY	4	231,634	1000	16,978	1,785.00																																																									
2024	2024-660004857	BLAN, TIMOTHY	4	234,919	1000	16,455	1,588.00																																																									
2023	2023-660004857	BLAN, TIMOTHY	4	201,823	1000	15,946	1,516.00																																																									
2022	2022-660004857	BLAN, TIMOTHY	4	179,867	1000	15,452	1,495.00																																																									
2021	2021-660004857	BLAN, TIMOTHY	4	185,083	1000	14,973	1,412.00																																																									
2020	2020-660004857	BLAN, TIMOTHY	4	184,459	1000	14,508	1,371.00																																																									
2019	2019-660004857	BLAN, TIMOTHY	4	169,040	1000	14,056	1,349.00																																																									
2018	2018-660004857	BLAN, TIMOTHY	4	170,229	1000	13,618	1,309.00																																																									
2017	2017-660004857	BLAN, TIMOTHY	4	169,140	1000	13,192	1,270.00																																																									
2016	2016-660004857	BLAN, TIMOTHY	4	165,828	1000	12,779	1,235.00																																																									
2015	2015-660004857	BLAN, TIMOTHY	4	162,435	1000	12,377	1,206.00																																																									
2014	2014-660004857	BLAN, TIMOTHY	4	164,948	1000	11,988	1,106.00																																																									
2013	2013-660004857	BLAN, TIMOTHY	4	161,168	1000	11,610	1,110.00																																																									



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Date 04/17/2026  
 Time 03:31:24  
 Page 2

Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	11373	
Non-Ag Acres	4.7932	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	208,793.00 x .41 = 84,929	
Factor Value		
Adjustments	1.0000	
Lot Value	84,929	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,375 / 2,000
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,375
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 28

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,184	89.59	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,820		
Lot Value	84,929		
Indicated Value	224,749	112.37	Per SqFt
Agland Value			
Site Improvements	45,291		
Total Value	270,040	135.02	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	71.69	Total Misc Impr	+	4,577			
Roofing Adj	+ 2.67	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	183,277			
Heat/Cool Adj	+ 10.30	Depreciation ( 40%)	-	73,311			
Plumbing Adj	+ 4.69	Lump Sums	+	29,854			
Basement Adj	+ 0.00	RCNLD	=	139,820			
Adj Base Cost	= 89.35	Lot Value	+	84,929			
Total Area	x 2,000	Indicated Value	=	224,749			
Adjusted Cost	= 178,700	Value Per SqFt		112.37			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
WODC	Wood Deck - Covered	12237	1136		1,136	26.28		29,854



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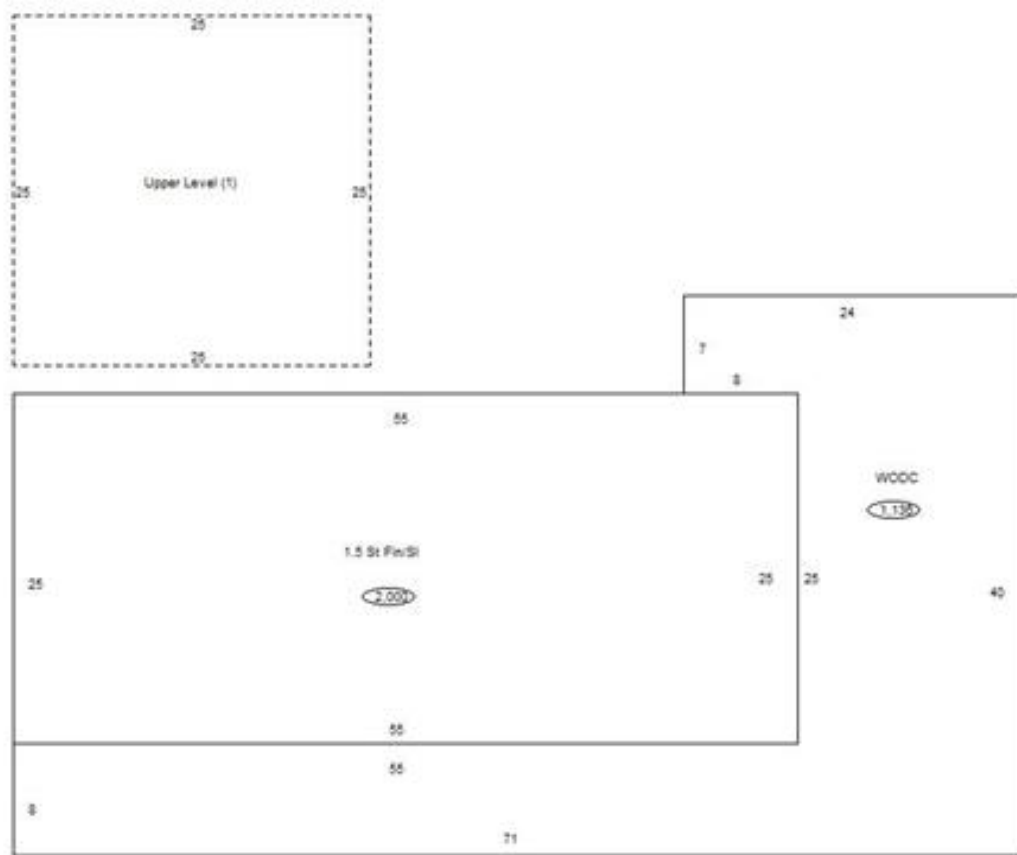
Date 04/17/2026

Time 03:31:24

Page 3

### Sketch Image

660004857



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,375	1.455	2,000
2	M	WDC		10	WDC	1,136	1.000	1,136
3	U	^UL		10	Upper Level (1)	625	1.000	625
<b>Total Building Area</b>						1,375		2,000



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Page 4

660004857

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	40x60x10	Concrete	Formed Metal	2,400	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.21 x 2,400)	62,904		62,904	17,613	45,291

LOAF	Loafing Shed	12x16x8	Dirt	Formed Metal	192
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (7.12 x 192)	1,367		1,367	1,367	

CKCP	Chicken Coop	8x6x0			72
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (6.26 x 72)	451		451	451	