



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660004914 <b>Parcel ID</b> 000000-00-0-00252-005-0011 <b>Cadastral ID</b> 06-20-16-04940 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 328102 STEVENSON, JOE W JR  10455 E SECOND ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10455 2ND ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0011 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/28/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24736175 -95.64509089																			
LOT 11 BLOCK 5 DIXIE ESTATES					<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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>										
H	Homestead	No	1,000		/	PONDER FAMILY TRUST	06/27/2019	100,000	YES										
					2422/960	PONDER, DAVID W	08/29/2014	0	4										
					2422/958	PONDER, PATRICIA	06/18/2014	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	2020		Land Value 72,167	31,089	11%	3,420	Assessed	13,231	1,377.77										
Year Frozen	0		Improvements 97,560	89,188		9,811	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 169,727	120,277		13,231	Total Taxable	13,231	1,378.00										
<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	2025-660004914	STEVENSON, JOE W JR			80	164,494	0	12,601	1,312.00										
2024	2024-660004914	STEVENSON, JOE W JR			80	155,364	0	12,001	1,151.00										
2023	2023-660004914	STEVENSON, JOE W JR			80	103,901	0	11,429	1,079.00										
2022	2022-660004914	STEVENSON, JOE W JR			80	102,439	0	11,268	1,083.00										
2021	2021-660004914	STEVENSON, JOE W JR			80	107,411	0	11,815	1,106.00										
2020	2020-660004914	STEVENSON, JOE W JR			80	105,858	0	11,644	1,092.00										
2019	2019-660004914	STEVENSON, JOE W JR			80	102,551	1000	9,002	868.00										
2018	2018-660004914	PONDER FAMILY TRUST			80	106,648	1000	8,712	841.00										
2017	2017-660004914	PONDER FAMILY TRUST			80	99,916	1000	8,428	815.00										
2016	2016-660004914	PONDER FAMILY TRUST			80	97,704	1000	8,154	791.00										
2015	2015-660004914	PONDER FAMILY TRUST			80	95,088	1000	7,888	772.00										
2014	2014-660004914	PONDER FAMILY TRUST			80	99,703	1000	7,629	708.00										
2013	2013-660004914	PONDER, PATRICIA			80	92,072	1000	7,377	708.00										



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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0336		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,025.00 x 1.60 = 72,167		
Factor Value			
Adjustments	1.0000		
Lot Value	72,167		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,210 / 1,210
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,210
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	137,623	113.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	186,040		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.89	Total Misc Impr	+ 10,109
Roofing Adj	+ 4.55	Garage Cost	+ 16,207
Subfloor Adj	+ -1.15	Total RCN	= 184,076
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 86,516
Plumbing Adj	+ 7.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 97,560
Adj Base Cost	= 130.38	Lot Value	+ 72,167
Total Area	x 1,210	Indicated Value	= 169,727
Adjusted Cost	= 157,760	Value Per SqFt	140.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,560		
Lot Value	72,167		
Indicated Value	169,727	140.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	169,727	140.27	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	12427	14x5		70	24.05		1,684
PRCH	SLAB PORCH - COVERED	12428	14x4		56	24.09		1,349
PATO	SLAB PORCH - OPEN	12429	18x11		198	10.00		1,980



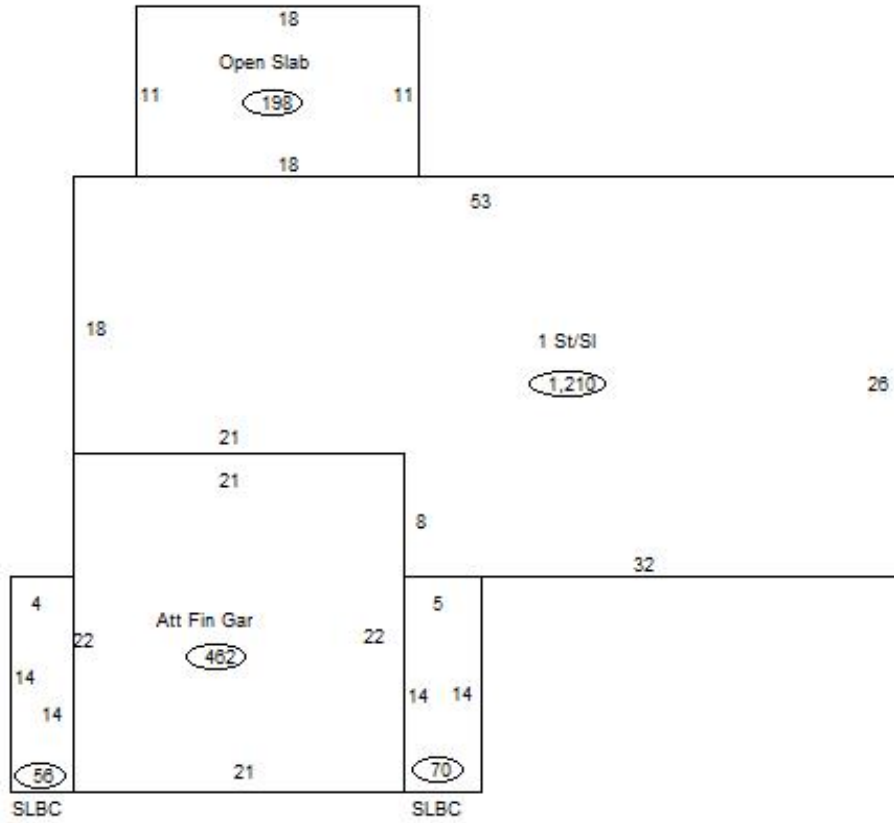
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Sketch Image

660004914



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,210	1.000	1,210
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	56	1.000	56
5	M	PATO		13	Open Slab	198	1.000	198
<b>Total Building Area</b>						1,210		1,210