



# 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> 660004942<br><b>Parcel ID</b> 000000-00-0-00252-008-0007<br><b>Cadastral ID</b> 06-20-16-05220<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> URP VI Area 3<br><b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI<br><b>Name ID</b> 338029<br>EMK PROPERTIES LLC<br><br>214 WILLIAMSBURG<br>CATOOSA OK 74015-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 25204 S ELM ST<br><b>Subdivision</b> DIXIE ESTATES<br><b>Lot/Block</b> 0007 / 0008 Parcel Size 1 - Lots<br><b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5<br><b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE<br><b>School District</b> S008 - VERDIGRIS SCHOOLS |                         |                        |                            |                  | <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-4\IMG 10/5/2021</p>  |                        |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lot/Long: 36.24617741 -95.64197372  |                         |                        |                            |                  |  |                        |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| LOT 7 BLOCK 8 DIXIE ESTATES  |                         |                        |                            |                  | <b>Building Permits</b><br><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                      |                  | /  | BASS, BERTA MAE ESTATE | 11/28/2022           | 148,000              | 19                 |        |             |        |        |        |  |  |  |  |  |
| <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   | 2023                    |                        | Land Value 72,045          | 39,718           | 11%  | 4,369                  | Assessed             | 18,846               | 1,962.47           |        |             |        |        |        |  |  |  |  |  |
| Year Frozen  | 0                       |                        | Improvements 137,619       | 131,610          |  | 14,477                 | Penalty              | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| Uncapped Value   | 0                       |                        | Mobile Home 0              | 0                |  | 0                      | Exemption            | 0                    | 0.00               |        |             |        |        |        |  |  |  |  |  |
| TIF Project ID   | 0                       |                        | <b>Total Value</b> 209,664 | 171,328          |  | 18,846                 | <b>Total Taxable</b> | 18,846               | 1,962.00           |        |             |        |        |        |  |  |  |  |  |
| <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   | 2025-660004942          | EMK PROPERTIES LLC     |                            |                  | 80   | 197,388                | 0                    | 17,949               | 1,869.00           |        |             |        |        |        |  |  |  |  |  |
| 2024   | 2024-660004942          | EMK PROPERTIES LLC     |                            |                  | 80   | 190,519                | 0                    | 17,094               | 1,638.00           |        |             |        |        |        |  |  |  |  |  |
| 2023   | 2023-660004942          | EMK PROPERTIES LLC     |                            |                  | 80   | 148,000                | 0                    | 16,280               | 1,537.00           |        |             |        |        |        |  |  |  |  |  |
| 2022   | 2022-660004942          | BASS, BERTA MAE ESTATE |                            |                  | 80   | 138,222                | 1000                 | 12,792               | 1,240.00           |        |             |        |        |        |  |  |  |  |  |
| 2021   | 2021-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 148,161                | 1000                 | 12,390               | 1,170.00           |        |             |        |        |        |  |  |  |  |  |
| 2020   | 2020-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 147,513                | 1000                 | 12,000               | 1,136.00           |        |             |        |        |        |  |  |  |  |  |
| 2019   | 2019-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 140,432                | 1000                 | 11,621               | 1,117.00           |        |             |        |        |        |  |  |  |  |  |
| 2018   | 2018-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 146,230                | 1000                 | 11,254               | 1,083.00           |        |             |        |        |        |  |  |  |  |  |
| 2017   | 2017-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 141,149                | 1000                 | 10,897               | 1,052.00           |        |             |        |        |        |  |  |  |  |  |
| 2016   | 2016-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 137,658                | 1000                 | 10,551               | 1,021.00           |        |             |        |        |        |  |  |  |  |  |
| 2015   | 2015-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 133,583                | 1000                 | 10,214               | 997.00             |        |             |        |        |        |  |  |  |  |  |
| 2014   | 2014-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 136,000                | 1000                 | 9,887                | 914.00             |        |             |        |        |        |  |  |  |  |  |
| 2013   | 2013-660004942          | BASS, MORRIS N MRS     |                            |                  | 80   | 125,839                | 1000                 | 9,571                | 917.00             |        |             |        |        |        |  |  |  |  |  |



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## Assessment Property Record Card for Tax Year 2026

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| Lot Data  | Square-Foot - NBHD 1083 #1 | Primary Image |
|---|----------------------------|---------------|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 1<br><b>Non-Ag Acres</b> 1.0196<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LAND QUALITY 0<br>0<br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 44,413.00 x 1.62 = 72,045<br><b>Factor Value</b><br><b>Adjustments</b> 1.0000<br><b>Lot Value</b> 72,045 |                            |               |

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| Residential Data       |  |
|------------------------|--|
| <b>Type</b>            | 1 Single Family Residence                    |
| <b>Condition</b>       | 3.5 - Average                                |
| <b>Quality</b>         | 3 - Average                                  |
| <b>Architecture</b>    | TRAD TRADITIONAL                             |
| <b>Style</b>           | 100% One Story                               |
| <b>Exterior Wall</b>   | 90% Veneer, Masonry 10% Frame, Siding, Vinyl |
| <b>Base/Total Area</b> | 1,610 / 1,610                                |
| <b>Style</b>           | 100% One Story                               |
| <b>HVAC</b>            | 100% Warmed & Cooled Air                     |
| <b>Roof Cover</b>      | 1 Composition Shingle                        |
| <b>Area on Slab</b>    | 1,610  |
| <b>Fixture/RghIn</b>   | 7 /  |
| <b>Bed/F/H Bath</b>    | 3 / 1.5 /                                    |
| <b>Basement Area</b>   |  |
| <b>Garage Type</b>     | 504 Attached Garage - Finished               |
| <b>Remodel</b>         |  |
| <b>Year/Eff Age</b>    | 1972 / 37                                    |

| GRM Approach           |      |
|------------------------|------|
| <b>GRM Code</b>        |      |
| <b>Gross Rent</b>      | 0.00 |
| <b>Indicated Value</b> |      |

| Multiple Regression    |         |        |          |
|------------------------|---------|--------|----------|
| <b>MRA Code</b>        | 1       | Test   |          |
| <b>Adusted R</b>       | 0.8445  |        |          |
| <b>Indicated Value</b> | 185,979 | 115.51 | Per SqFt |

| Direct Comparables      |         |                  |          |
|-------------------------|---------|------------------|----------|
| <b>Selection Model</b>  | A       | Adam Test        |          |
| <b>Adjustment Model</b> | 1       | 2022 Residential |          |
| <b>Comparables</b>      | 3       |                  |          |
| <b>Indicated Value</b>  | 179,620 |                  | Per SqFt |

| Cost Approach        |           |                            |   | Manual : 01/2025 |  |  |  |
|----------------------|-----------|----------------------------|---|------------------|--|--|--|
| <b>Base Cost</b>     | 109.00    | <b>Total Misc Impr</b>     | + | 10,314           |  |  |  |
| <b>Roofing Adj</b>   | + 4.80    | <b>Garage Cost</b>         | + | 20,094           |  |  |  |
| <b>Subfloor Adj</b>  | + -2.31   | <b>Total RCN</b>           | = | 240,433          |  |  |  |
| <b>Heat/Cool Adj</b> | + 12.64   | <b>Depreciation ( 44%)</b> | - | 105,791          |  |  |  |
| <b>Plumbing Adj</b>  | + 6.32    | <b>Lump Sums</b>           | + | 0                |  |  |  |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = | 134,642          |  |  |  |
| <b>Adj Base Cost</b> | = 130.45  | <b>Lot Value</b>           | + | 72,045           |  |  |  |
| <b>Total Area</b>    | x 1,610   | <b>Indicated Value</b>     | = | 206,687          |  |  |  |
| <b>Adjusted Cost</b> | = 210,025 | <b>Value Per SqFt</b>      |   | 128.38           |  |  |  |

| Value Reconciliation     |               |        |                      |
|--------------------------|---------------|--------|----------------------|
| <b>Selected Approach</b> | Cost Approach |        |                      |
| <b>Improvements</b>      | 134,642       |        |                      |
| <b>Lot Value</b>         | 72,045        |        |                      |
| <b>Indicated Value</b>   | 206,687       | 128.38 | Per SqFt             |
| <b>Agland Value</b>      |               |        |                      |
| <b>Site Improvements</b> | 2,977         |        |                      |
| <b>Total Value</b>       | 209,664       | 130.23 | 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     | 5,615.40  |      | 5,615 |
| PRCH                       | SLAB PORCH - COVERED            | 12548     | 21x6  |      | 126   | 26.54     |      | 3,344 |
| PATO                       | Patio - Open                    | 12549     | 12x10 |      | 120   | 11.29     |      | 1,355 |



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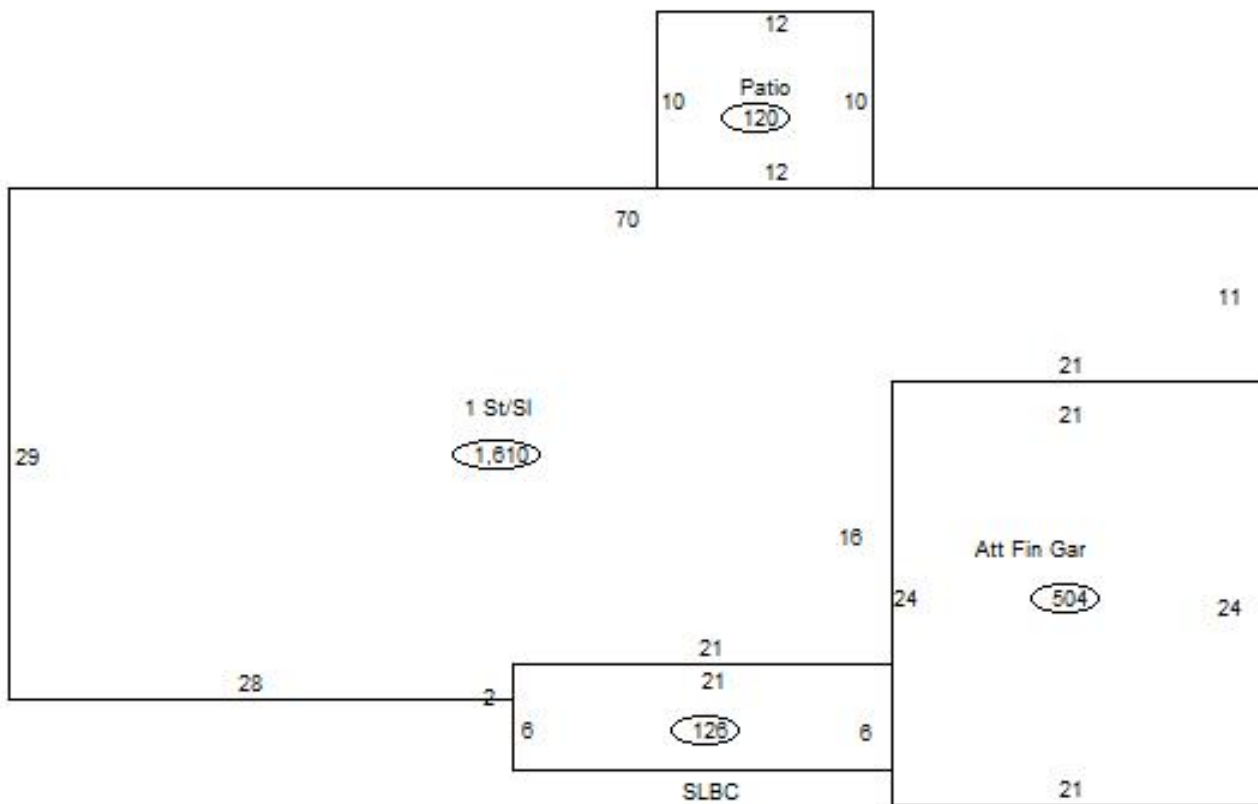
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### Sketch Image

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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/Sl       | 1,610     | 1.000      | 1,610      |
| 2                          | G    | 5    |            | 13    | Att Fin Gar   | 504       | 1.000      | 504        |
| 3                          | M    | PRCH |            | 13    | SLBC          | 126       | 1.000      | 126        |
| 4                          | M    | PATO |            | 13    | Patio         | 120       | 1.000      | 120        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,610     |            | 1,610      |



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### Outbuildings/Site Improvements

| Building Image | Code   | Description  | Dimensions | Floor     | Roofing             | Total Units |
|----------------|--------|--------------|------------|-----------|---------------------|-------------|
|                | SHDS   | Shed - Small | 10x20x8    | Plank     | Composition Shingle | 200         |
|                | Qual 3 | Cond 3       | Year 2015  | Eff Age 8 |                     |             |

| Valuation Summary       | Modifier Total | RCN | Depr (37% Phys/ % Func) | RCNLD |
|-------------------------|----------------|-----|-------------------------|-------|
| Base Cost (23.63 x 200) | 4,726          |     | 4,726                   | 1,749 |
|                         |                |     |                         | 2,977 |