



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:06:24  
Page 1

| Assessment Data   |                      |                      |          |             | Primary Image |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
|---|----------------------|----------------------|----------|-------------|---------------|---------------|------------|-------------|-------------|----------|------------------|--------------|-------------|-------------|---|-------------------|------------|------|----------------|----------------|-------------|----------|-------------|--------|----------------------|--------|----------------|----------------|---------|---------|------|----------------|----------|---------------|----------------|----------------|---|-----------|-------|--------|----------------|------|---------------------|----------------|---|---------|---------------|--------|----------|--|----------------|----------------|---|---------|-------|---------|----------|-------|----------------|----------------|----------------------|------------|--------|--------|----------|-------------------|----------------|----------------|-----|---------|------|--------|----------|------|----------------|----------------|---|---------|------|--------|----------|------|----------------|----------------|---|---------|------|--------|----------|------|----------------|----------------|---|---------|------|--------|----------|------|----------------|----------------|---|---------|------|--------|----------|------|----------------|----------------|---|---------|------|--------|----------|------|----------------|----------------|---|---------|------|--------|----------|
| <b>Account</b> 660005435<br><b>Parcel ID</b> 000000-00-0-00708-001-0008<br><b>Cadastral ID</b> 06-21-15-06600<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RRP VI Area 4<br><b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE<br><b>Name ID</b> 285384<br>JAMES, MATTHEW<br><br>4989 E 475 RD<br>CLAREMORE OK 74017-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 04989 E 475 RD<br><b>Subdivision</b> ROLLING MEADOWS PARK<br><b>Lot/Block</b> 0008 / 0001 Parcel Size 1 - Lots<br><b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5<br><b>Neighborhood</b> 1107 - R-V04-SW OWASSO<br><b>School District</b> S021 - OWASSO SCHOOLS   |                      |                      |          |             |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| <b>Legal Description</b> Lot/Long: 36.32974354 -95.74083839<br>LOT 8 BLOCK 1 ROLLING MEADOWS PARK   |                      |                      |          |             |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| <b>Exemptions</b><br><table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>   |                      |                      |          |             | Code          | Type          | Active     | Maximum     | Exemption   | H        | Homestead        | Yes          | 1,000       | 1,000       | <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 |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| Code  | Type                 | Active               | Maximum  | Exemption   |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| H   | Homestead            | Yes                  | 1,000    | 1,000       |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| Number  | Description          | Opened               | Closed   | Amount      |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
|   |                      |                      |          |             |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| <b>Parcel Valuation</b><br><table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value 74,647</td> <td>44,535</td> <td>11%</td> <td>4,899</td> <td>Assessed</td> <td>15,073</td> <td>1,476.55</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 112,828</td> <td>92,492</td> <td></td> <td>10,174</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 187,475</td> <td>137,027</td> <td></td> <td>15,073</td> <td>Total Taxable</td> <td>14,073</td> <td>1,379.00</td> </tr> </tbody> </table>  |                      |                      |          |             | Source        | REAL          | Fair Cash  | Capped      | Asmnt Level | Assessed | Levy Rate        | 97.960       | Current Tax | Remove Cap  | 2005  | Land Value 74,647 | 44,535     | 11%  | 4,899          | Assessed       | 15,073      | 1,476.55 | Year Frozen | 0      | Improvements 112,828 | 92,492 |                | 10,174         | Penalty | 0       |      | Uncapped Value | 0        | Mobile Home 0 | 0              |                | 0 | Exemption | 1,000 | -98.00 | TIF Project ID | 0    | Total Value 187,475 | 137,027        |   | 15,073  | Total Taxable | 14,073 | 1,379.00 | <b>Sale History</b><br><table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1588/232</td> <td>JENKS, RONALD DALE &amp;</td> <td>04/30/2004</td> <td>91,000</td> <td>YES</td> </tr> <tr> <td>891/267</td> <td>PARTON, KENNETH L</td> <td>08/24/1992</td> <td>58,000</td> <td>Yes</td> </tr> </tbody> </table> |                |                |   |         | Bk/Pg | Grantor | Date     | Price | Code           | 1588/232       | JENKS, RONALD DALE & | 04/30/2004 | 91,000 | YES    | 891/267  | PARTON, KENNETH L | 08/24/1992     | 58,000         | Yes |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| Source  | REAL                 | Fair Cash            | Capped   | Asmnt Level | Assessed      | Levy Rate     | 97.960     | Current Tax |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| Remove Cap  | 2005                 | Land Value 74,647    | 44,535   | 11%         | 4,899         | Assessed      | 15,073     | 1,476.55    |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| Year Frozen   | 0                    | Improvements 112,828 | 92,492   |             | 10,174        | Penalty       | 0          |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| Uncapped Value  | 0                    | Mobile Home 0        | 0        |             | 0             | Exemption     | 1,000      | -98.00      |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| TIF Project ID  | 0                    | Total Value 187,475  | 137,027  |             | 15,073        | Total Taxable | 14,073     | 1,379.00    |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| Bk/Pg   | Grantor              | Date                 | Price    | Code        |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 1588/232  | JENKS, RONALD DALE & | 04/30/2004           | 91,000   | YES         |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 891/267   | PARTON, KENNETH L    | 08/24/1992           | 58,000   | Yes         |               |               |            |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| <b>Assessment History</b><br><table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>183,764</td><td>1000</td><td>13,634</td><td>1,336.00</td></tr> <tr><td>2024</td><td>2024-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>191,700</td><td>1000</td><td>13,208</td><td>1,269.00</td></tr> <tr><td>2023</td><td>2023-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>125,400</td><td>1000</td><td>12,794</td><td>1,199.00</td></tr> <tr><td>2022</td><td>2022-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>125,515</td><td>1000</td><td>12,807</td><td>1,255.00</td></tr> <tr><td>2021</td><td>2021-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>133,741</td><td>1000</td><td>13,712</td><td>1,326.00</td></tr> <tr><td>2020</td><td>2020-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>134,672</td><td>1000</td><td>13,814</td><td>1,334.00</td></tr> <tr><td>2019</td><td>2019-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>132,026</td><td>1000</td><td>13,523</td><td>1,307.00</td></tr> <tr><td>2018</td><td>2018-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>136,987</td><td>1000</td><td>13,222</td><td>1,231.00</td></tr> <tr><td>2017</td><td>2017-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>135,978</td><td>1000</td><td>12,808</td><td>1,205.00</td></tr> <tr><td>2016</td><td>2016-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>133,121</td><td>1000</td><td>12,407</td><td>1,168.00</td></tr> <tr><td>2015</td><td>2015-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>131,003</td><td>1000</td><td>12,016</td><td>1,139.00</td></tr> <tr><td>2014</td><td>2014-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>133,068</td><td>1000</td><td>11,637</td><td>1,114.00</td></tr> <tr><td>2013</td><td>2013-660005435</td><td>JAMES, MATTHEW</td><td>3</td><td>127,532</td><td>1000</td><td>11,269</td><td>1,056.00</td></tr> </tbody> </table> |                      |                      |          |             |               |               |            |             |             | Tax Year | Statement Number | Billed Owner | Tax Area    | Total Value | Exemptions  | Taxable Value     | Billed Tax | 2025 | 2025-660005435 | JAMES, MATTHEW | 3           | 183,764  | 1000        | 13,634 | 1,336.00             | 2024   | 2024-660005435 | JAMES, MATTHEW | 3       | 191,700 | 1000 | 13,208         | 1,269.00 | 2023          | 2023-660005435 | JAMES, MATTHEW | 3 | 125,400   | 1000  | 12,794 | 1,199.00       | 2022 | 2022-660005435      | JAMES, MATTHEW | 3 | 125,515 | 1000          | 12,807 | 1,255.00 | 2021   | 2021-660005435 | JAMES, MATTHEW | 3 | 133,741 | 1000  | 13,712  | 1,326.00 | 2020  | 2020-660005435 | JAMES, MATTHEW | 3                    | 134,672    | 1000   | 13,814 | 1,334.00 | 2019              | 2019-660005435 | JAMES, MATTHEW | 3   | 132,026 | 1000 | 13,523 | 1,307.00 | 2018 | 2018-660005435 | JAMES, MATTHEW | 3 | 136,987 | 1000 | 13,222 | 1,231.00 | 2017 | 2017-660005435 | JAMES, MATTHEW | 3 | 135,978 | 1000 | 12,808 | 1,205.00 | 2016 | 2016-660005435 | JAMES, MATTHEW | 3 | 133,121 | 1000 | 12,407 | 1,168.00 | 2015 | 2015-660005435 | JAMES, MATTHEW | 3 | 131,003 | 1000 | 12,016 | 1,139.00 | 2014 | 2014-660005435 | JAMES, MATTHEW | 3 | 133,068 | 1000 | 11,637 | 1,114.00 | 2013 | 2013-660005435 | JAMES, MATTHEW | 3 | 127,532 | 1000 | 11,269 | 1,056.00 |
| Tax Year  | Statement Number     | Billed Owner         | Tax Area | Total Value | Exemptions    | Taxable Value | Billed Tax |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2025  | 2025-660005435       | JAMES, MATTHEW       | 3        | 183,764     | 1000          | 13,634        | 1,336.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2024  | 2024-660005435       | JAMES, MATTHEW       | 3        | 191,700     | 1000          | 13,208        | 1,269.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2023  | 2023-660005435       | JAMES, MATTHEW       | 3        | 125,400     | 1000          | 12,794        | 1,199.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2022  | 2022-660005435       | JAMES, MATTHEW       | 3        | 125,515     | 1000          | 12,807        | 1,255.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2021  | 2021-660005435       | JAMES, MATTHEW       | 3        | 133,741     | 1000          | 13,712        | 1,326.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2020  | 2020-660005435       | JAMES, MATTHEW       | 3        | 134,672     | 1000          | 13,814        | 1,334.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2019  | 2019-660005435       | JAMES, MATTHEW       | 3        | 132,026     | 1000          | 13,523        | 1,307.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2018  | 2018-660005435       | JAMES, MATTHEW       | 3        | 136,987     | 1000          | 13,222        | 1,231.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2017  | 2017-660005435       | JAMES, MATTHEW       | 3        | 135,978     | 1000          | 12,808        | 1,205.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2016  | 2016-660005435       | JAMES, MATTHEW       | 3        | 133,121     | 1000          | 12,407        | 1,168.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2015  | 2015-660005435       | JAMES, MATTHEW       | 3        | 131,003     | 1000          | 12,016        | 1,139.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2014  | 2014-660005435       | JAMES, MATTHEW       | 3        | 133,068     | 1000          | 11,637        | 1,114.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |
| 2013  | 2013-660005435       | JAMES, MATTHEW       | 3        | 127,532     | 1000          | 11,269        | 1,056.00   |             |             |          |                  |              |             |             |   |                   |            |      |                |                |             |          |             |        |                      |        |                |                |         |         |      |                |          |               |                |                |   |           |       |        |                |      |                     |                |   |         |               |        |          |  |                |                |   |         |       |         |          |       |                |                |                      |            |        |        |          |                   |                |                |     |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |      |                |                |   |         |      |        |          |



# Rogers

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| Lot Data   | Square-Foot - NBHD 1107 #1 | Primary Image   |
|--|----------------------------|---|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 85378<br><b>Non-Ag Acres</b> 2.0546<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> 89,500.00 x .83 = 74,647<br><b>Factor Value</b><br><b>Adjustments</b> 1.0000<br><b>Lot Value</b> 74,647 |                            | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0066. 4/18/2022</p> |

| Residential Data       |                           |
|------------------------|---------------------------|
| <b>Type</b>            | 1 Single Family Residence |
| <b>Condition</b>       | 3 - Average               |
| <b>Quality</b>         | 2 - Fair                  |
| <b>Architecture</b>    |                           |
| <b>Style</b>           | 100% One Story            |
| <b>Exterior Wall</b>   | 100% Frame, Siding, Wood  |
| <b>Base/Total Area</b> | 1,788 / 1,788             |
| <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>    | 0                         |
| <b>Fixture/RghIn</b>   | 11 /                      |
| <b>Bed/F/H Bath</b>    | 3 / 2.0 /                 |
| <b>Basement Area</b>   |                           |
| <b>Garage Type</b>     |                           |
| <b>Remodel</b>         |                           |
| <b>Year/Eff Age</b>    | 1983 / 32                 |

| Cost Approach        |           | Manual : 01/2025           |           |
|----------------------|-----------|----------------------------|-----------|
| <b>Base Cost</b>     | 83.64     | <b>Total Misc Impr</b>     | + 5,602   |
| <b>Roofing Adj</b>   | + 3.83    | <b>Garage Cost</b>         | + 0       |
| <b>Subfloor Adj</b>  | + 2.41    | <b>Total RCN</b>           | = 197,365 |
| <b>Heat/Cool Adj</b> | + 10.30   | <b>Depreciation ( 44%)</b> | - 86,841  |
| <b>Plumbing Adj</b>  | + 7.07    | <b>Lump Sums</b>           | + 0       |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = 110,524 |
| <b>Adj Base Cost</b> | = 107.25  | <b>Lot Value</b>           | + 74,647  |
| <b>Total Area</b>    | x 1,788   | <b>Indicated Value</b>     | = 185,171 |
| <b>Adjusted Cost</b> | = 191,763 | <b>Value Per SqFt</b>      | 103.56    |

| 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> | 119,680 66.94 Per SqFt |

| Direct Comparables      |                    |
|-------------------------|--------------------|
| <b>Selection Model</b>  | A Adam Test        |
| <b>Adjustment Model</b> | 1 2022 Residential |
| <b>Comparables</b>      | 1                  |
| <b>Indicated Value</b>  | 70,530 Per SqFt    |

| Value Reconciliation     |                                     |
|--------------------------|-------------------------------------|
| <b>Selected Approach</b> | Cost Approach                       |
| <b>Improvements</b>      | 110,524                             |
| <b>Lot Value</b>         | 74,647                              |
| <b>Indicated Value</b>   | 185,171 103.56 Per SqFt             |
| <b>Agland Value</b>      |                                     |
| <b>Site Improvements</b> | 2,304                               |
| <b>Total Value</b>       | 187,475 104.85 Total Value Per SqFt |

| Miscellaneous Improvements |                      |           |       |      |       |           |      |       |
|----------------------------|----------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description          | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | SLAB PORCH - COVERED | 12927     | 14x6  |      | 84    | 21.03     |      | 1,767 |
| PRCH                       | SLAB PORCH - COVERED | 12928     | 12x8  |      | 96    | 20.99     |      | 2,015 |
| PATO                       | SLAB PORCH - OPEN    | 12929     | 16x12 |      | 192   | 9.48      |      | 1,820 |



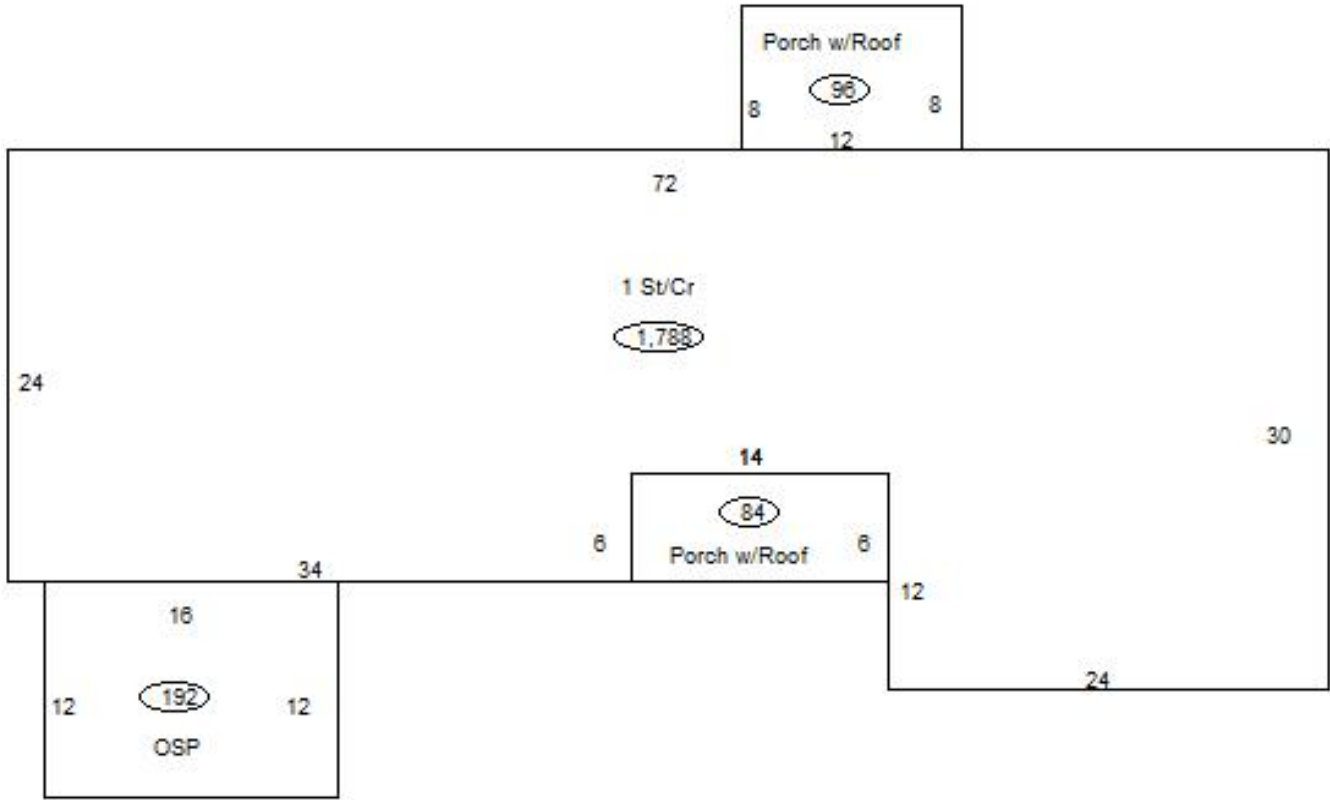
**Rogers**  
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Sketch Image

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**Sketch Vector Information**

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Crawl      | 13    | 1 St/Cr       | 1,788     | 1.000      | 1,788      |
| 2                          | M    | PRCH |            | 13    | SLBC          | 84        | 1.000      | 84         |
| 3                          | M    | PRCH |            | 13    | SLBC          | 96        | 1.000      | 96         |
| 4                          | M    | PATO |            | 13    | Open Slab     | 192       | 1.000      | 192        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,788     |            | 1,788      |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description           | Dimensions | Floor                          | Roofing      | Total Units |
|--|--------|-----------------------|------------|--------------------------------|--------------|-------------|
|  | DTGF   | DETACHED GARAGE FAIR  | 0x0x0      |                                |              | 480         |
|  | Qual 2 | Cond 3                | Year       | Eff Age                        |              |             |
| <b>Valuation Summary</b>   |        | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (70% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (16.00 x 480)  |        | 7,680                 |            | 7,680                          | 5,376        | 2,304       |