




# 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   | 660006052                  |                  |          |             |  <p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0055.JPG 5/10/2023</p> |                       |               |             |          |  |  |  |  |  |
| Parcel ID   | 000000-00-0-10320-003-0002 |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Cadastral ID  | 07-21-16-00140             |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Property Type   | REAL - Real Property       |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Property Class  | URP                        | VI Area          | 1        |             |   |                       |               |             |          |  |  |  |  |  |
| Tax Area  | 17 - CLAREMORE OT          |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Name ID   | 265901                     |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| GROVES, ROBERT L  |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| 1923 WEST 4TH PL<br>CLAREMORE OK 74017-0000   |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Parcel Location   |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Situs   | 01923 W 4TH PL S           |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Subdivision   | PARK PLACE                 |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Lot/Block   | 0002 / 0003                | Parcel Size      | 1 - Lots |             |   |                       |               |             |          |  |  |  |  |  |
| Sec/Twn/Rng   | 7 / 21 / 16 / 5            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Neighborhood  | 1172 - R-V01-SW CLAREMORE  |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| School District   | S001 - CLAREMORE SCHOOLS   |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Legal Description Lat/Long: 36.31365211 -95.63445240  |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Building Permits  |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| LOT 2 BLOCK 3 PARK PLACE  |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| <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  |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Sale History  |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Code  | Type                       | Active           | Maximum  | Exemption   | Bk/Pg   | Grantor               | Date          | Price       | Code     |  |  |  |  |  |
| H   | Homestead                  | Yes              | 1,000    | 1,000       | 1067/596  | WOLDRIDGE, RONALD J & | 05/29/1997    | 96,500      | Yes      |  |  |  |  |  |
| Parcel Valuation  |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Source  | REAL                       | Fair Cash        | Capped   | Asmnt Level | Assessed  | Levy Rate             | 92.430        | Current Tax |          |  |  |  |  |  |
| Remove Cap  | 1998                       | Land Value       | 70,329   | 40,985      | 11%   | 4,508                 | Assessed      | 14,672      | 1,356.13 |  |  |  |  |  |
| Year Frozen   | 2018                       | Improvements     | 158,563  | 92,404      |   | 10,164                | Penalty       | 0           |          |  |  |  |  |  |
| Uncapped Value  | 0                          | Mobile Home      | 0        | 0           |   | 0                     | Exemption     | 1,000       | -92.00   |  |  |  |  |  |
| TIF Project ID  | 0                          | Total Value      | 228,892  | 133,389     |   | 14,672                | Total Taxable | 13,672      | 1,264.00 |  |  |  |  |  |
| Assessment History  |                            |                  |          |             |   |                       |               |             |          |  |  |  |  |  |
| Tax Year  | Statement Number           | Billed Owner     | Tax Area | Total Value | Exemptions  | Taxable Value         | Billed Tax    |             |          |  |  |  |  |  |
| 2025  | 2025-660006052             | GROVES, ROBERT L | 17       | 223,802     | 1000  | 13,673                | 1,264.00      |             |          |  |  |  |  |  |
| 2024  | 2024-660006052             | GROVES, ROBERT L | 17       | 215,874     | 1000  | 13,673                | 1,264.00      |             |          |  |  |  |  |  |
| 2023  | 2023-660006052             | GROVES, ROBERT L | 17       | 169,142     | 1000  | 13,673                | 1,252.00      |             |          |  |  |  |  |  |
| 2022  | 2022-660006052             | GROVES, ROBERT L | 17       | 133,640     | 1000  | 13,672                | 1,266.00      |             |          |  |  |  |  |  |
| 2021  | 2021-660006052             | GROVES, ROBERT L | 17       | 141,545     | 1000  | 13,673                | 1,207.00      |             |          |  |  |  |  |  |
| 2020  | 2020-660006052             | GROVES, ROBERT L | 17       | 139,138     | 1000  | 13,673                | 1,252.00      |             |          |  |  |  |  |  |
| 2019  | 2019-660006052             | GROVES, ROBERT L | 17       | 133,389     | 1000  | 13,673                | 1,266.00      |             |          |  |  |  |  |  |
| 2018  | 2018-660006052             | GROVES, ROBERT L | 17       | 139,286     | 1000  | 14,322                | 1,323.00      |             |          |  |  |  |  |  |
| 2017  | 2017-660006052             | GROVES, ROBERT L | 17       | 138,061     | 1000  | 14,187                | 1,303.00      |             |          |  |  |  |  |  |
| 2016  | 2016-660006052             | GROVES, ROBERT L | 17       | 134,255     | 1000  | 13,768                | 1,292.00      |             |          |  |  |  |  |  |
| 2015  | 2015-660006052             | GROVES, ROBERT L | 17       | 132,088     | 1000  | 13,530                | 1,220.00      |             |          |  |  |  |  |  |
| 2014  | 2014-660006052             | GROVES, ROBERT L | 17       | 133,407     | 1000  | 13,675                | 1,268.00      |             |          |  |  |  |  |  |
| 2013  | 2013-660006052             | GROVES, ROBERT L | 17       | 137,873     | 1000  | 13,485                | 1,234.00      |             |          |  |  |  |  |  |



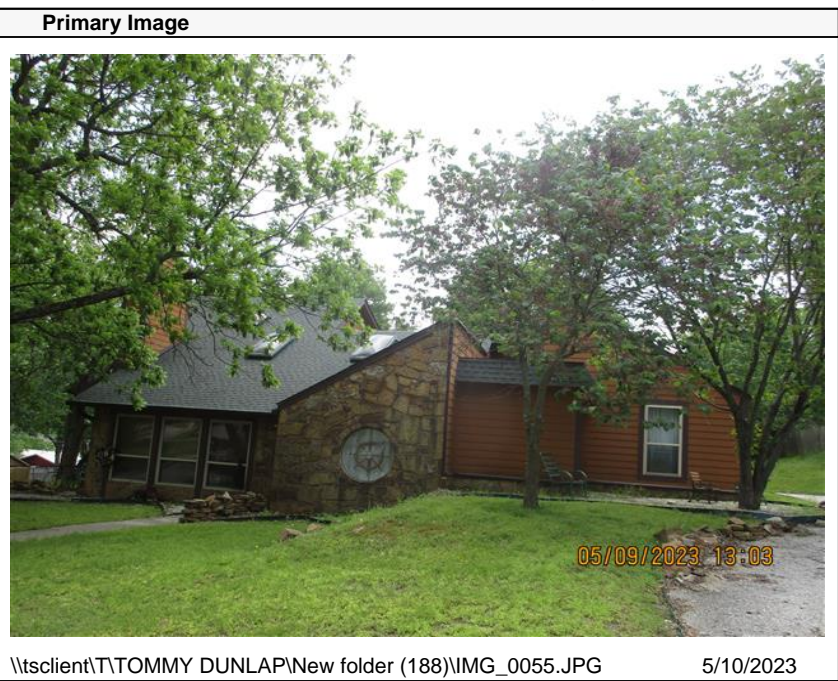
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| Lot Data        |                           | Square-Foot - NBHD 1172 #1 |  |
|-----------------|---------------------------|----------------------------|--|
| Lot Size        |                           |                            |  |
| Lot Count       | 1                         |                            |  |
| Units Buildable | 15500                     |                            |  |
| Non-Ag Acres    | 0.3306                    |                            |  |
| Topography      |                           |                            |  |
| Street Access   |                           |                            |  |
| Utilities       |                           |                            |  |
| Amenities       | LAND QUALITY              | 0                          |  |
|                 |                           | 0                          |  |
| Method          | Square-Foot               |                            |  |
| Base Lot Value  | 14,402.00 x 4.88 = 70,329 |                            |  |
| Factor Value    |                           |                            |  |
| Adjustments     | 1.0000                    |                            |  |
| Lot Value       | 70,329                    |                            |  |



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| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence                 |
| Condition        | 3 - Average                               |
| Quality          | 3 - Average                               |
| Architecture     |   |
| Style            | 100% 1 1/2 Story Finished                 |
| Exterior Wall    | 20% Veneer, Stone 80% Frame, Siding, Wood |
| Base/Total Area  | 1,577 / 2,105                             |
| Style            | 100% 1 1/2 Story Finished                 |
| HVAC             | 100% Warmed & Cooled Air                  |
| Roof Cover       | 1 Composition Shingle                     |
| Area on Slab     | 1,577                                     |
| Fixture/RghIn    | 14 /                                      |
| Bed/F/H Bath     | 3 / 2.5 /                                 |
| Basement Area    |   |
| Garage Type      | 528 Attached Garage - Unfinished 2 Stalls |
| Remodel          |   |
| Year/Eff Age     | 1979 / 35                                 |

### GRM Approach

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

### Multiple Regression

|                 |                         |
|-----------------|-------------------------|
| MRA Code        | 1 Test                  |
| Adusted R       | 0.8445                  |
| Indicated Value | 227,933 108.28 Per SqFt |

### Direct Comparables

|                  |                    |
|------------------|--------------------|
| Selection Model  | A Adam Test        |
| Adjustment Model | 1 2022 Residential |
| Comparables      | 8                  |
| Indicated Value  | 215,300 Per SqFt   |

### Value Reconciliation

|                   |                                     |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach                       |
| Improvements      | 158,563                             |
| Lot Value         | 70,329                              |
| Indicated Value   | 228,892 108.74 Per SqFt             |
| Agland Value      |                                     |
| Site Improvements |                                     |
| Total Value       | 228,892 108.74 Total Value Per SqFt |

### Cost Approach Manual : 01/2025

|               |           |                     |   |         |
|---------------|-----------|---------------------|---|---------|
| Base Cost     | 92.96     | Total Misc Impr     | + | 10,814  |
| Roofing Adj   | + 3.69    | Garage Cost         | + | 16,627  |
| Subfloor Adj  | + -1.73   | Total RCN           | = | 273,389 |
| Heat/Cool Adj | + 12.64   | Depreciation ( 43%) | - | 117,557 |
| Plumbing Adj  | + 9.28    | Lump Sums           | + | 2,731   |
| Basement Adj  | + 0.00    | RCNLD               | = | 158,563 |
| Adj Base Cost | = 116.84  | Lot Value           | + | 70,329  |
| Total Area    | x 2,105   | Indicated Value     | = | 228,892 |
| Adjusted Cost | = 245,948 | Value Per SqFt      |   | 108.74  |

### 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            | 14241     | 22x8 |      | 176   | 26.38     |      | 4,643 |
| WODO | WOOD DECK - OPEN                | 14242     | 53   |      | 53    | 29.47     | 20%  | 1,250 |
| WODO | WOOD DECK - OPEN                | 14243     | 8x8  |      | 64    | 28.92     | 20%  | 1,481 |
| PRCH | SLAB PORCH - COVERED            | 14244     | 5x2  |      | 10    | 26.90     |      | 269   |
| PATO | SLAB PORCH - OPEN               | 14245     | 5x5  |      | 25    | 11.48     |      | 287   |



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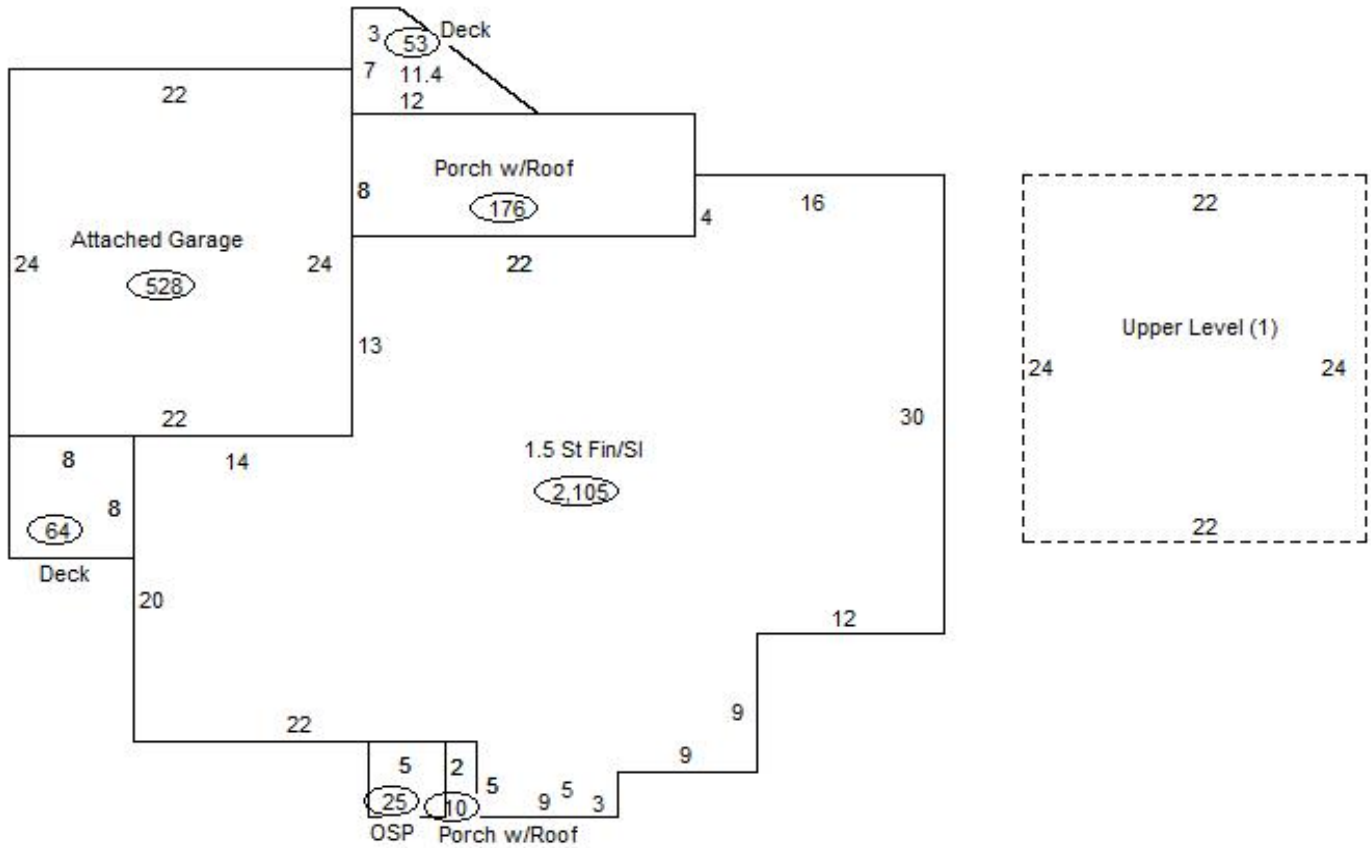
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Sketch Image

660006052



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1                          | R    | 5    | Slab       | 13    | 1.5 St Fin/Sl   | 1,577        | 1.335      | 2,105        |
| 2                          | G    | 1    |            | 13    | Attached Garage | 528          | 1.000      | 528          |
| 3                          | M    | PRCH |            | 13    | SLBC            | 176          | 1.000      | 176          |
| 4                          | M    | WODO |            | 13    | WODO            | 53           | 1.000      | 53           |
| 5                          | M    | WODO |            | 13    | WODO            | 64           | 1.000      | 64           |
| 6                          | M    | PRCH |            | 13    | SLBC            | 10           | 1.000      | 10           |
| 7                          | M    | PATO |            | 13    | Open Slab       | 25           | 1.000      | 25           |
| 8                          | U    | ^UL  |            | 13    | Upper Level (1) | 528          | 1.000      | 528          |
| <b>Total Building Area</b> |      |      |            |       |                 | <b>1,577</b> |            | <b>2,105</b> |