



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:18:12  
 Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660007337 <b>Parcel ID</b> 000000-00-0-10030-036-0010 <b>Cadastral ID</b> 08-21-16-04030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 273681 RIDDLES, GEORGE J & DORCAS M  <b>TRUSTEES</b> 10325 E ROSE GLEN BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 01315 W HASKELL ST <b>Subdivision</b> BAYLESS <b>Lot/Block</b> 0010 / 0036 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2019-12-19\IMG_0003.JPG 1/7/2020</p>																																																	
<b>Legal Description</b> Lat/Long: 36.31268564 -95.62600694																																																						
LOTS 5 THRU 10 BLOCK 36 BAYLESS					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					882/686	STUCKEY, JAMES W	05/22/1992	22,500	Yes																																													
<b>Parcel Valuation</b>					<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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 41,667</td> <td>36,782</td> <td>11%</td> <td>4,046</td> <td>Assessed</td> <td>17,138</td> <td>1,584.07</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 122,583</td> <td>119,014</td> <td> </td> <td>13,092</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 164,250</td> <td>155,796</td> <td> </td> <td>17,138</td> <td>Total Taxable</td> <td>17,138</td> <td>1,584.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 41,667	36,782	11%	4,046	Assessed	17,138	1,584.07	Year Frozen	0	Improvements 122,583	119,014		13,092	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 164,250	155,796		17,138	Total Taxable	17,138	1,584.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																														
Remove Cap	0	Land Value 41,667	36,782	11%	4,046	Assessed	17,138	1,584.07																																														
Year Frozen	0	Improvements 122,583	119,014		13,092	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 164,250	155,796		17,138	Total Taxable	17,138	1,584.00																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660007337	RIDDLES, GEORGE J & DORCAS M	17	161,850	0	16,321	1,509.00																																															
2024	2024-660007337	RIDDLES, GEORGE J & DORCAS M	17	162,220	0	15,545	1,437.00																																															
2023	2023-660007337	RIDDLES, GEORGE J & DORCAS M	17	149,697	0	14,804	1,356.00																																															
2022	2022-660007337	RIDDLES, GEORGE J & DORCAS M	17	134,298	0	14,099	1,305.00																																															
2021	2021-660007337	RIDDLES, GEORGE J & DORCAS M	17	122,073	0	13,428	1,186.00																																															
2020	2020-660007337	RIDDLES, GEORGE J & DORCAS M	17	120,978	0	13,308	1,219.00																																															
2019	2019-660007337	RIDDLES, GEORGE J & DORCAS M	17	116,348	0	12,799	1,185.00																																															
2018	2018-660007337	RIDDLES, GEORGE J & DORCAS M	17	123,398	0	13,188	1,219.00																																															
2017	2017-660007337	RIDDLES, GEORGE J & DORCAS M	17	122,424	0	12,560	1,154.00																																															
2016	2016-660007337	RIDDLES, GEORGE J & DORCAS M	17	119,130	0	11,962	1,123.00																																															
2015	2015-660007337	RIDDLES, GEORGE J & DORCAS M	17	119,519	0	11,393	1,028.00																																															
2014	2014-660007337	RIDDLES, GEORGE J & DORCAS M	17	121,958	0	10,850	1,006.00																																															
2013	2013-660007337	RIDDLES, GEORGE J & DORCAS M	17	119,102	0	10,334	946.00																																															



# Rogers

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Date 04/17/2026  
 Time 02:18:12  
 Page 2

Lot Data		Square-Foot - NBHD 1177 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\rln\Pictures\2019-12-19\IMG_0001.JPG 1/7/2020</p>				
Lot Count								
Units Buildable	16875							
Non-Ag Acres	0.4613							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	20,094.00 x 2.07 = 41,667							
Factor Value								
Adjustments								
Lot Value	41,667							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	1.5 - Low							
Architecture	R3 Res Nbhd 3							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	854 / 854							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	4 Metal, Preformed							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1950 / 57							
Cost Approach		Manual : 01/2025						
Base Cost	96.10	Total Misc Impr	+	6,030				
Roofing Adj	+ 5.20	Garage Cost	+					
Subfloor Adj	+ 2.67	Total RCN	=	100,252				
Heat/Cool Adj	+ 0.73	Depreciation ( 65%)	-	65,164				
Plumbing Adj	+ 5.63	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	35,088				
Adj Base Cost	= 110.33	Lot Value	+	41,667				
Total Area	x 854	Indicated Value	=	76,755				
Adjusted Cost	= 94,222	Value Per SqFt		89.88				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	35,088							
Lot Value	41,667							
Indicated Value	76,755	89.88	Per SqFt					
Agland Value								
Site Improvements								
Total Value	76,755	89.88	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	17262	118		118	20.21		2,385
PRCH	SLAB PORCH - COVERED	17263	14x13		182	20.03		3,645



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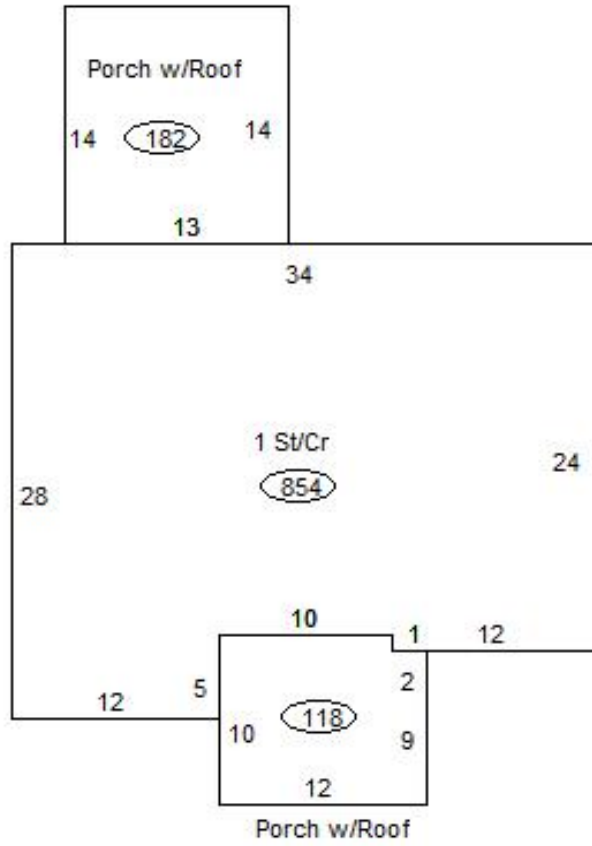
Date 04/17/2026

Time 02:18:12

Page 3

### Sketch Image

660007337



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	854	1.000	854
2	M	PRCH		13	SLBC	118	1.000	118
3	M	PRCH		13	SLBC	182	1.000	182
<b>Total Building Area</b>						854		854



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Date 04/17/2026  
 Time 02:18:12  
 Page 4

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	784 / 784
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-25\IMG\_005: 5/25/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	38,308 48.86 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	74,660 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	35,586
Lot Value	
Indicated Value	35,586 45.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	35,586 45.39 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.10	Total Misc Impr	+ 1,309				
Roofing Adj	+ 5.15	Garage Cost	+ 0				
Subfloor Adj	+ 2.65	Total RCN	= 86,796				
Heat/Cool Adj	+ 0.00	Depreciation ( 59%)	- 51,210				
Plumbing Adj	+ 6.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 35,586				
Adj Base Cost	= 109.04	Lot Value	+ 0				
Total Area	x 784	Indicated Value	= 35,586				
Adjusted Cost	= 85,487	Value Per SqFt	45.39				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	17265	6x4		24	20.48		492
PRCH	SLAB PORCH - COVERED	17266	8x5		40	20.43		817



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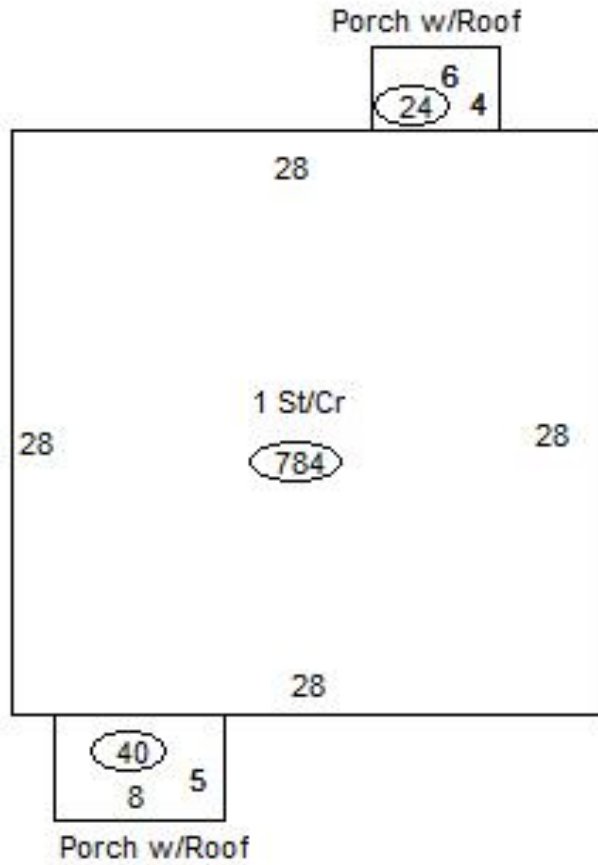
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Time 02:18:12

Page 5

Sketch Image

660007337



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	784	1.000	784
2	M	PRCH		13	SLBC	24	1.000	24
3	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						<b>784</b>		<b>784</b>



# Rogers




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Date 04/17/2026  
Time 02:18:12  
Page 6

660007337

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						
	PCPT Qual	Carport - Portable Cond	0x0x0 Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.61 x )						



# Rogers

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Date 04/17/2026  
 Time 02:18:13  
 Page 7

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	384 / 384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	384
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-25\IMG\_005! 5/25/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	125,563	326.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.40	Total Misc Impr	+	2,879			
Roofing Adj	+ 4.74	Garage Cost	+	15,703			
Subfloor Adj	+ 0.00	Total RCN	=	77,476			
Heat/Cool Adj	+ 10.30	Depreciation ( 33%)	-	25,567			
Plumbing Adj	+ 32.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	51,909			
Adj Base Cost	= 153.37	Lot Value	+				
Total Area	x 384	Indicated Value	=	51,909			
Adjusted Cost	= 58,894	Value Per SqFt		135.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,909		
Lot Value			
Indicated Value	51,909	135.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	51,909	135.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	17260	46x3		138	20.86		2,879



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Date 04/17/2026  
Time 02:18:13  
Page 8

Sketch Image

660007337



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	384	1.000	384
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	138	1.000	138
<b>Total Building Area</b>						<b>384</b>		<b>384</b>



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Date 04/17/2026  
Time 02:18:13  
Page 9

660007337

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						