



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010442 Parcel ID 000000-00-0-00678-001-0002 Cadastral ID 10-21-15-01410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 322765 JASPER, DAVID ALLEN 20885 RIVER BEND DR CLAREMORE OK 74019-0000 Parcel Location Situs 20885 RIVERBEND DR Subdivision RIVER BEND ESTS AMD Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30869573 -95.69490137 LOT 2 BLOCK 1 RIVER BEND EST. AMD.																																																																																																																									
Exemptions <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	Building Permits <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																																																																																																																					
Parcel Valuation <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>106.442</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2018</td> <td>Land Value</td> <td>58,404</td> <td>58,404</td> <td>11%</td> <td>6,424</td> <td>Assessed</td> <td>26,443 2,814.63</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>184,376</td> <td>181,998</td> <td></td> <td>20,019</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>242,780</td> <td>240,402</td> <td></td> <td>26,443</td> <td>Total Taxable</td> <td>25,443 2,722.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	Remove Cap	2018	Land Value	58,404	58,404	11%	6,424	Assessed	26,443 2,814.63	Year Frozen	0	Improvements	184,376	181,998		20,019	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	TIF Project ID	0	Total Value	242,780	240,402		26,443	Total Taxable	25,443 2,722.00	Sale History <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>2665/710</td> <td>DAROSA, ROBERT & LOU</td> <td>09/21/2017</td> <td>190,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2665/710	DAROSA, ROBERT & LOU	09/21/2017	190,000	YES																																																									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax																																																																																																																	
Remove Cap	2018	Land Value	58,404	58,404	11%	6,424	Assessed	26,443 2,814.63																																																																																																																	
Year Frozen	0	Improvements	184,376	181,998		20,019	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00																																																																																																																	
TIF Project ID	0	Total Value	242,780	240,402		26,443	Total Taxable	25,443 2,722.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2665/710	DAROSA, ROBERT & LOU	09/21/2017	190,000	YES																																																																																																																					
Assessment History <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>2025-660010442</td><td>JASPER, DAVID ALLEN</td><td>8</td><td>242,117</td><td>1000</td><td>24,673</td><td>2,641.00</td></tr> <tr><td>2024</td><td>2024-660010442</td><td>JASPER, DAVID ALLEN</td><td>8</td><td>263,963</td><td>1000</td><td>23,925</td><td>2,560.00</td></tr> <tr><td>2023</td><td>2023-660010442</td><td>JASPER, DAVID ALLEN</td><td>8</td><td>234,186</td><td>1000</td><td>23,200</td><td>2,464.00</td></tr> <tr><td>2022</td><td>2022-660010442</td><td>JASPER, DAVID ALLEN</td><td>8</td><td>226,315</td><td>1000</td><td>22,495</td><td>2,404.00</td></tr> <tr><td>2021</td><td>2021-660010442</td><td>JASPER, DAVID ALLEN</td><td>8</td><td>207,374</td><td>1000</td><td>21,811</td><td>2,236.00</td></tr> <tr><td>2020</td><td>2020-660010442</td><td>JASPER, DAVID ALLEN</td><td>8</td><td>205,928</td><td>1000</td><td>21,451</td><td>2,279.00</td></tr> <tr><td>2019</td><td>2019-660010442</td><td>JASPER, DAVID ALLEN</td><td>8</td><td>198,598</td><td>1000</td><td>20,797</td><td>2,234.00</td></tr> <tr><td>2018</td><td>2018-660010442</td><td>JASPER, DAVID ALLEN</td><td>8</td><td>192,387</td><td>0</td><td>21,163</td><td>2,254.00</td></tr> <tr><td>2017</td><td>2017-660010442</td><td>DAROSA, ROBERT & LOU</td><td>8</td><td>154,354</td><td>1000</td><td>11,782</td><td>1,248.00</td></tr> <tr><td>2016</td><td>2016-660010442</td><td>DAROSA, ROBERT & LOU</td><td>8</td><td>150,895</td><td>1000</td><td>11,410</td><td>1,244.00</td></tr> <tr><td>2015</td><td>2015-660010442</td><td>DAROSA, ROBERT & LOU</td><td>8</td><td>146,533</td><td>1000</td><td>11,049</td><td>1,150.00</td></tr> <tr><td>2014</td><td>2014-660010442</td><td>DAROSA, ROBERT & LOU</td><td>8</td><td>148,990</td><td>1000</td><td>10,698</td><td>1,130.00</td></tr> <tr><td>2013</td><td>2013-660010442</td><td>DAROSA, ROBERT & LOU</td><td>8</td><td>139,382</td><td>1000</td><td>10,358</td><td>1,078.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660010442	JASPER, DAVID ALLEN	8	242,117	1000	24,673	2,641.00	2024	2024-660010442	JASPER, DAVID ALLEN	8	263,963	1000	23,925	2,560.00	2023	2023-660010442	JASPER, DAVID ALLEN	8	234,186	1000	23,200	2,464.00	2022	2022-660010442	JASPER, DAVID ALLEN	8	226,315	1000	22,495	2,404.00	2021	2021-660010442	JASPER, DAVID ALLEN	8	207,374	1000	21,811	2,236.00	2020	2020-660010442	JASPER, DAVID ALLEN	8	205,928	1000	21,451	2,279.00	2019	2019-660010442	JASPER, DAVID ALLEN	8	198,598	1000	20,797	2,234.00	2018	2018-660010442	JASPER, DAVID ALLEN	8	192,387	0	21,163	2,254.00	2017	2017-660010442	DAROSA, ROBERT & LOU	8	154,354	1000	11,782	1,248.00	2016	2016-660010442	DAROSA, ROBERT & LOU	8	150,895	1000	11,410	1,244.00	2015	2015-660010442	DAROSA, ROBERT & LOU	8	146,533	1000	11,049	1,150.00	2014	2014-660010442	DAROSA, ROBERT & LOU	8	148,990	1000	10,698	1,130.00	2013	2013-660010442	DAROSA, ROBERT & LOU	8	139,382	1000	10,358	1,078.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660010442	JASPER, DAVID ALLEN	8	242,117	1000	24,673	2,641.00																																																																																																																		
2024	2024-660010442	JASPER, DAVID ALLEN	8	263,963	1000	23,925	2,560.00																																																																																																																		
2023	2023-660010442	JASPER, DAVID ALLEN	8	234,186	1000	23,200	2,464.00																																																																																																																		
2022	2022-660010442	JASPER, DAVID ALLEN	8	226,315	1000	22,495	2,404.00																																																																																																																		
2021	2021-660010442	JASPER, DAVID ALLEN	8	207,374	1000	21,811	2,236.00																																																																																																																		
2020	2020-660010442	JASPER, DAVID ALLEN	8	205,928	1000	21,451	2,279.00																																																																																																																		
2019	2019-660010442	JASPER, DAVID ALLEN	8	198,598	1000	20,797	2,234.00																																																																																																																		
2018	2018-660010442	JASPER, DAVID ALLEN	8	192,387	0	21,163	2,254.00																																																																																																																		
2017	2017-660010442	DAROSA, ROBERT & LOU	8	154,354	1000	11,782	1,248.00																																																																																																																		
2016	2016-660010442	DAROSA, ROBERT & LOU	8	150,895	1000	11,410	1,244.00																																																																																																																		
2015	2015-660010442	DAROSA, ROBERT & LOU	8	146,533	1000	11,049	1,150.00																																																																																																																		
2014	2014-660010442	DAROSA, ROBERT & LOU	8	148,990	1000	10,698	1,130.00																																																																																																																		
2013	2013-660010442	DAROSA, ROBERT & LOU	8	139,382	1000	10,358	1,078.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:36
Page 2

Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9975 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,452.00 x 1.34 = 58,404 Factor Value Adjustments 1.0000 Lot Value 58,404		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	906 / 1,594
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	906
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1988 / 20



\\tsclient\C\Users\Randy Necessary\Pictures\101_0726\IMG_0012. 7/27/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	213,141	133.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	303,190 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.66	Total Misc Impr	+ 20,473				
Roofing Adj	+ 3.09	Garage Cost	+ 14,968				
Subfloor Adj	+ -1.45	Total RCN	= 213,475				
Heat/Cool Adj	+ 6.14	Depreciation (23%)	- 49,099				
Plumbing Adj	+ 12.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 164,376				
Adj Base Cost	= 111.69	Lot Value	+ 58,404				
Total Area	x 1,594	Indicated Value	= 222,780				
Adjusted Cost	= 178,034	Value Per SqFt	139.76				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,376		
Lot Value	58,404		
Indicated Value	222,780	139.76	Per SqFt
Agland Value			
Site Improvements	20,000		
Total Value	242,780	152.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	24317	18x5		90	26.65		2,399
PATO	SLAB PORCH - OPEN	24318	14x10		140	11.11		1,555
EPSW	ENCLOSED PORCH - SOLID WALL	139539	24x10		240	68.83		16,519



Rogers

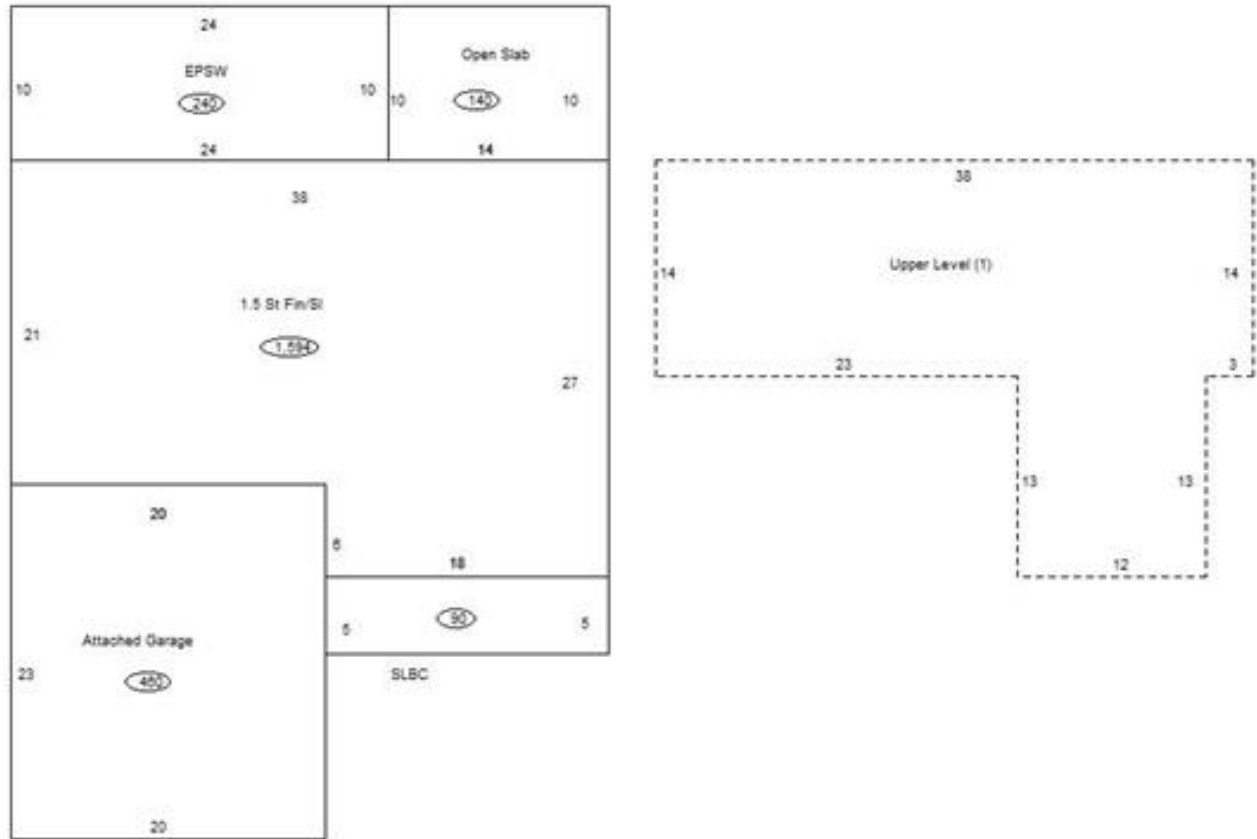
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:16:36
 Page 3

Sketch Image

660010442



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	906	1.759	1,594
2	G	1		10	Attached Garage	460	1.000	460
3	M	PRCH		10	SLBC	90	1.000	90
4	M	PATO		10	Open Slab	140	1.000	140
5	U	^UL		10	Upper Level (1)	688	1.000	688
6	M	EPSW		10	EPSW	240	1.000	240
Total Building Area						906		1,594



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:36
Page 4

660010442

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual	3	Cond	3	Year	Eff Age

Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	5,000	20,000