



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 660010740 Parcel ID 21N16E-10-2-00000-000-0000 Cadastral ID 10-21-16-04900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 296836 REED, ROBERT G III & CHELSEA L 18805 TIMBERLAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 719.721 MCCLELLAN Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 10 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (320)\IMG_0004.JPG 1/3/2024</p>																																																	
Legal Description Lat/Long: 36.32062256 -95.59504641																																																						
PT OF NW NW BEG: CENTER NW NW TH N 396', W 220.6; S 395'; E 220';					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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	MEADOW GLEN PROPERTIES, LLC	01/04/2024	1,400,000	WG																																													
					1083/310	HARBER, R PAUL, TRUSTEE	09/25/1997	56,000	No																																													
					979/84	SMITH, STANLEY M, TRUSTEE	01/17/1995	0	No																																													
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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value 75,000</td> <td>75,000</td> <td>11%</td> <td>8,250</td> <td>Assessed</td> <td>147,801</td> <td>13,661.25</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 1,268,644</td> <td>1,268,644</td> <td></td> <td>139,551</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 1,343,644</td> <td>1,343,644</td> <td></td> <td>147,801</td> <td>Total Taxable</td> <td>147,801</td> <td>13,661.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2025	Land Value 75,000	75,000	11%	8,250	Assessed	147,801	13,661.25	Year Frozen	0	Improvements 1,268,644	1,268,644		139,551	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 1,343,644	1,343,644		147,801	Total Taxable	147,801	13,661.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																														
Remove Cap	2025	Land Value 75,000	75,000	11%	8,250	Assessed	147,801	13,661.25																																														
Year Frozen	0	Improvements 1,268,644	1,268,644		139,551	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 1,343,644	1,343,644		147,801	Total Taxable	147,801	13,661.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660010740	REED, ROBERT G III &	18	1,314,314	0	144,575	13,363.00																																															
2024	2024-660010740	REED, ROBERT G III &	18	1,158,627	0	114,734	10,604.00																																															
2023	2023-660010740	MEADOW GLEN PROPERTIES, LLC	18	1,128,330	0	109,271	10,009.00																																															
2022	2022-660010740	MEADOW GLEN PROPERTIES, LLC	18	946,066	0	104,067	9,633.00																																															
2021	2021-660010740	MEADOW GLEN PROPERTIES, LLC	18	965,678	0	106,225	9,380.00																																															
2020	2020-660010740	MEADOW GLEN PROPERTIES, LLC	18	958,584	0	104,540	9,573.00																																															
2019	2019-660010740	MEADOW GLEN PROPERTIES, LLC	18	905,110	0	99,562	9,221.00																																															
2018	2018-660010740	MEADOW GLEN PROPERTIES, LLC	18	954,828	0	102,377	9,460.00																																															
2017	2017-660010740	MEADOW GLEN PROPERTIES, LLC	18	945,887	0	97,502	8,944.00																																															
2016	2016-660010740	MEADOW GLEN PROPERTIES, LLC	18	899,948	0	92,859	8,704.00																																															
2015	2015-660010740	MEADOW GLEN PROPERTIES, LLC	18	860,746	0	88,437	7,962.00																																															
2014	2014-660010740	MEADOW GLEN PROPERTIES, LLC	18	873,634	0	84,226	7,810.00																																															
2013	2013-660010740	MEADOW GLEN PROPERTIES, LLC	18	832,226	0	80,215	7,340.00																																															



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Lot Data		Square-Foot - NBHD 2116 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.1867	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	95,253.00 x .62 = 59,126	
Factor Value		
Adjustments	1.2685	
Lot Value	75,000	



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,936 / 1,936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,936
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	183,840 94.96 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	169,071
Lot Value	75,000
Indicated Value	244,071 126.07 Per SqFt
Agland Value	
Site Improvements	
Total Value	244,071 126.07 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.79	Total Misc Impr	+ 4,958
Roofing Adj	+ 3.69	Garage Cost	+ 15,029
Subfloor Adj	+ 0.00	Total RCN	= 260,109
Heat/Cool Adj	+ 10.74	Depreciation (35%)	- 91,038
Plumbing Adj	+ 6.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,071
Adj Base Cost	= 124.03	Lot Value	+ 75,000
Total Area	x 1,936	Indicated Value	= 244,071
Adjusted Cost	= 240,122	Value Per SqFt	126.07

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25550	12x5		60	24.25		1,455
PRCH	SLAB PORCH - COVERED	25551	12x5		60	24.25		1,455
PATO	SLAB PORCH - OPEN	25552	10x10		100	10.24		1,024
PATO	SLAB PORCH - OPEN	25553	10x10		100	10.24		1,024



Rogers

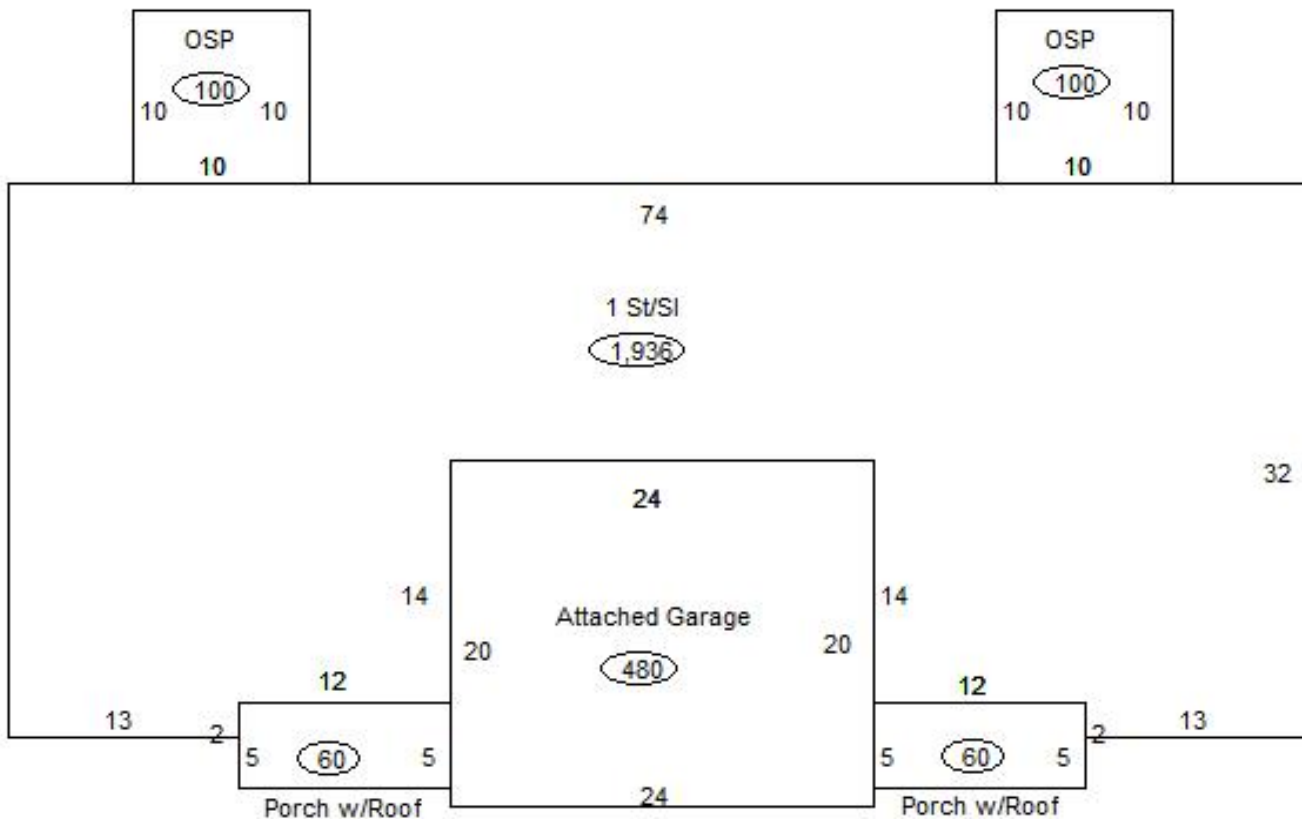
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,936	1.000	1,936
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,936		1,936



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,936 / 1,936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,936
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	183,501		
Lot Value			
Indicated Value	183,501	94.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	183,501	94.78	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.04	Total Misc Impr	+ 5,278				
Roofing Adj	+ 3.85	Garage Cost	+ 17,117				
Subfloor Adj	+ -0.40	Total RCN	= 269,855				
Heat/Cool Adj	+ 11.22	Depreciation (32%)	- 86,354				
Plumbing Adj	+ 7.11	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 183,501				
Adj Base Cost	= 127.82	Lot Value	+ 183,501				
Total Area	x 1,936	Indicated Value	= 183,501				
Adjusted Cost	= 247,460	Value Per SqFt	94.78				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25556	12x5		60	25.88		1,553
PRCH	SLAB PORCH - COVERED	25557	12x5		60	25.88		1,553
PATO	SLAB PORCH - OPEN	25558	10x10		100	10.86		1,086
PATO	SLAB PORCH - OPEN	25559	10x10		100	10.86		1,086



Rogers

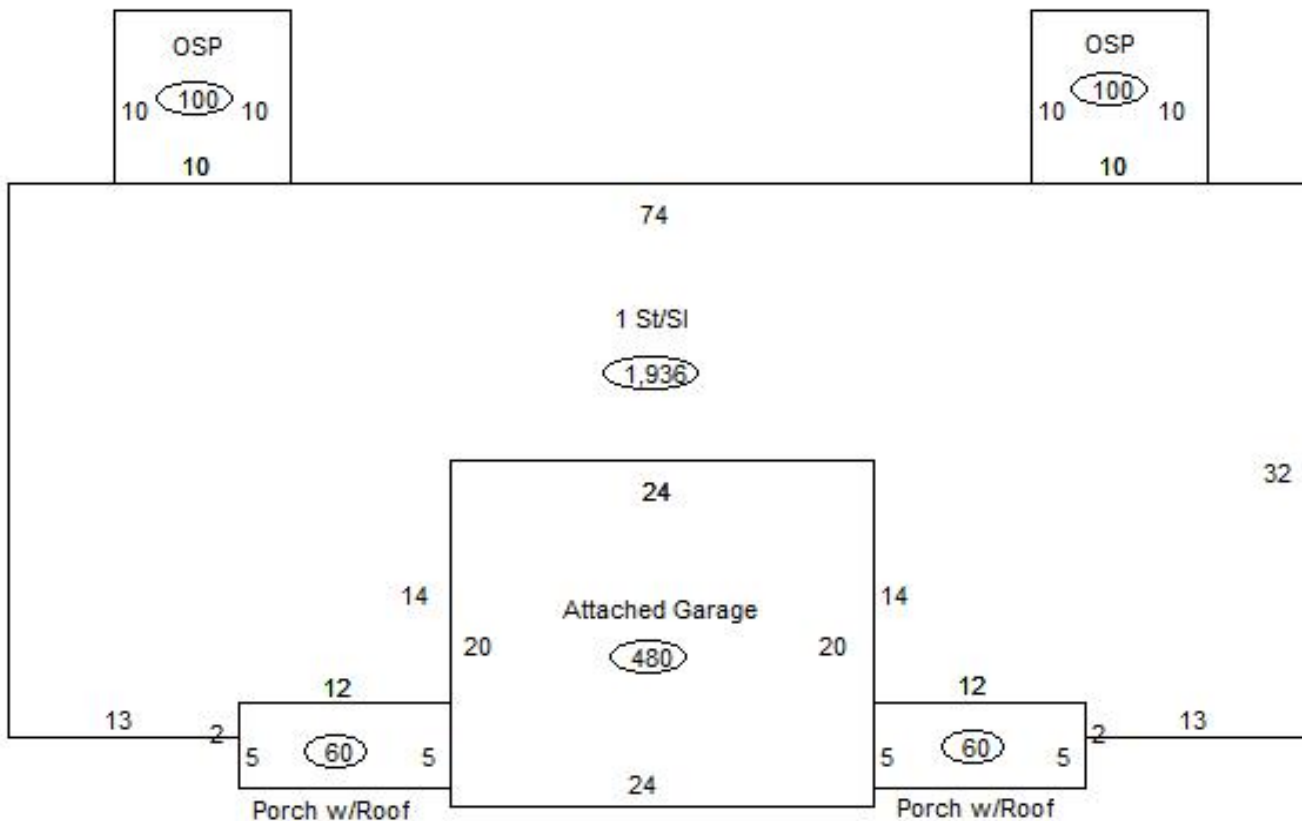
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,936	1.000	1,936
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,936		1,936



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,936 / 1,936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,936
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	169,071		
Lot Value			
Indicated Value	169,071	87.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	169,071	87.33	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.79	Total Misc Impr	+ 4,958				
Roofing Adj	+ 3.69	Garage Cost	+ 15,029				
Subfloor Adj	+ 0.00	Total RCN	= 260,109				
Heat/Cool Adj	+ 10.74	Depreciation (35%)	- 91,038				
Plumbing Adj	+ 6.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 169,071				
Adj Base Cost	= 124.03	Lot Value	+ 169,071				
Total Area	x 1,936	Indicated Value	= 169,071				
Adjusted Cost	= 240,122	Value Per SqFt	87.33				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25563	12x5		60	24.25		1,455
PRCH	SLAB PORCH - COVERED	25564	12x5		60	24.25		1,455
PATO	SLAB PORCH - OPEN	25565	10x10		100	10.24		1,024
PATO	SLAB PORCH - OPEN	25566	10x10		100	10.24		1,024



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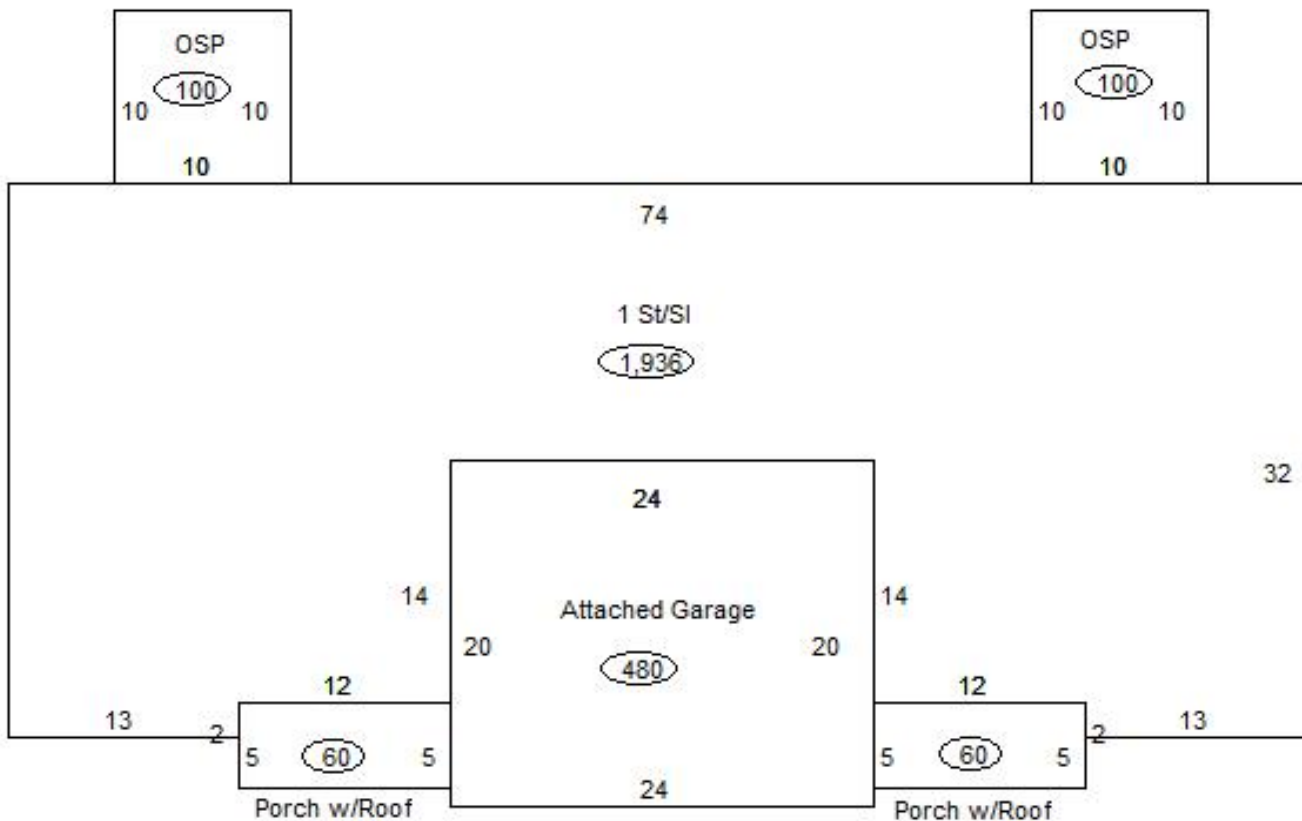
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,936	1.000	1,936
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,936		1,936



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,936 / 1,936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,936
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	106.04	Total Misc Impr	+	5,278
Roofing Adj	+ 3.85	Garage Cost	+	17,117
Subfloor Adj	+ -0.40	Total RCN	=	269,855
Heat/Cool Adj	+ 11.22	Depreciation (32%)	-	86,354
Plumbing Adj	+ 7.11	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	183,501
Adj Base Cost	= 127.82	Lot Value	+	
Total Area	x 1,936	Indicated Value	=	183,501
Adjusted Cost	= 247,460	Value Per SqFt		94.78

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	183,501		
Lot Value			
Indicated Value	183,501	94.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	183,501	94.78	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25569	12x5		60	25.88		1,553
PRCH	SLAB PORCH - COVERED	25570	12x5		60	25.88		1,553
PATO	SLAB PORCH - OPEN	25571	10x10		100	10.86		1,086
PATO	SLAB PORCH - OPEN	25572	10x10		100	10.86		1,086



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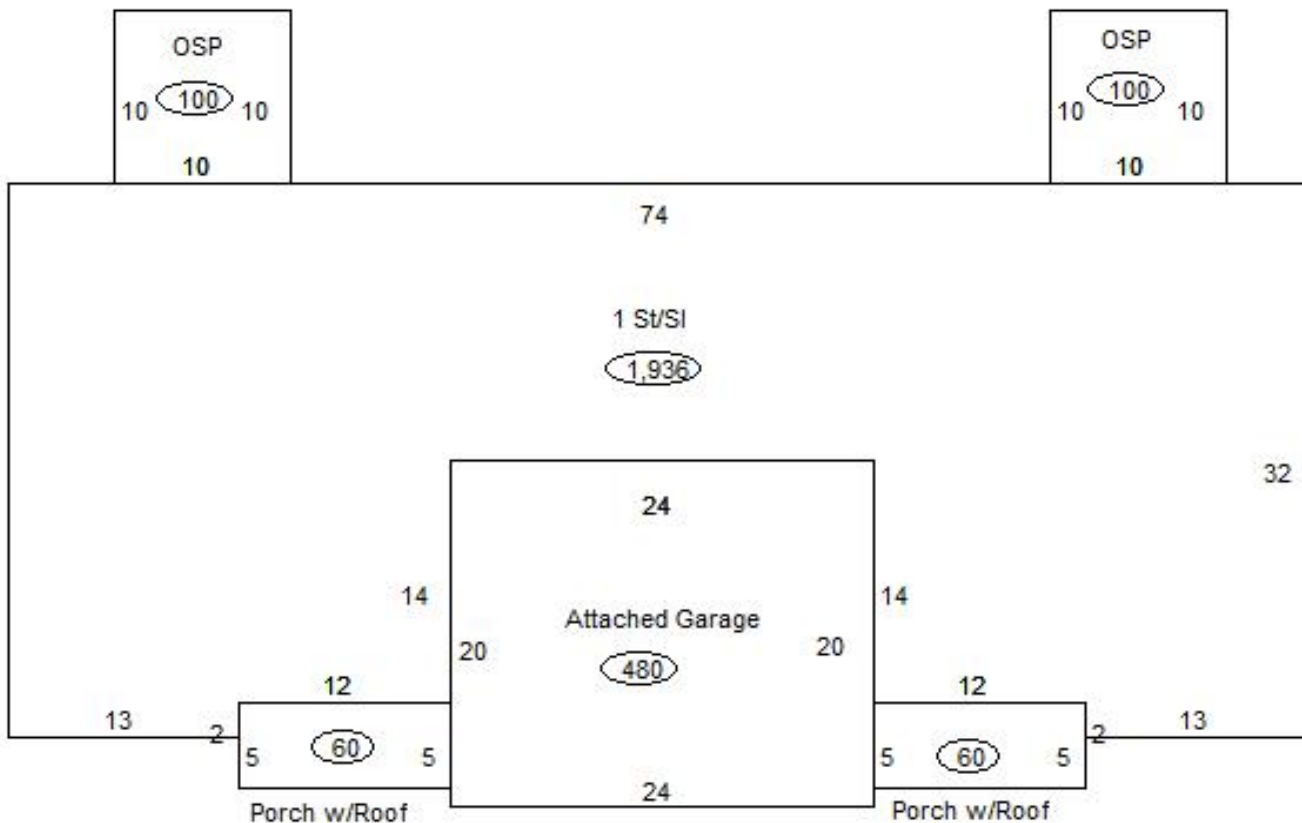
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,936	1.000	1,936
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,936		1,936



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,936 / 1,936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,936
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	183,501
Lot Value	
Indicated Value	183,501 94.78 Per SqFt
Agland Value	
Site Improvements	
Total Value	183,501 94.78 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.04	Total Misc Impr	+	5,278
Roofing Adj	+ 3.85	Garage Cost	+	17,117
Subfloor Adj	+ -0.40	Total RCN	=	269,855
Heat/Cool Adj	+ 11.22	Depreciation (32%)	-	86,354
Plumbing Adj	+ 7.11	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	183,501
Adj Base Cost	= 127.82	Lot Value	+	
Total Area	x 1,936	Indicated Value	=	183,501
Adjusted Cost	= 247,460	Value Per SqFt		94.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25575	12x5		60	25.88		1,553
PRCH	SLAB PORCH - COVERED	25576	12x5		60	25.88		1,553
PATO	SLAB PORCH - OPEN	25577	10x10		100	10.86		1,086
PATO	SLAB PORCH - OPEN	25578	10x10		100	10.86		1,086



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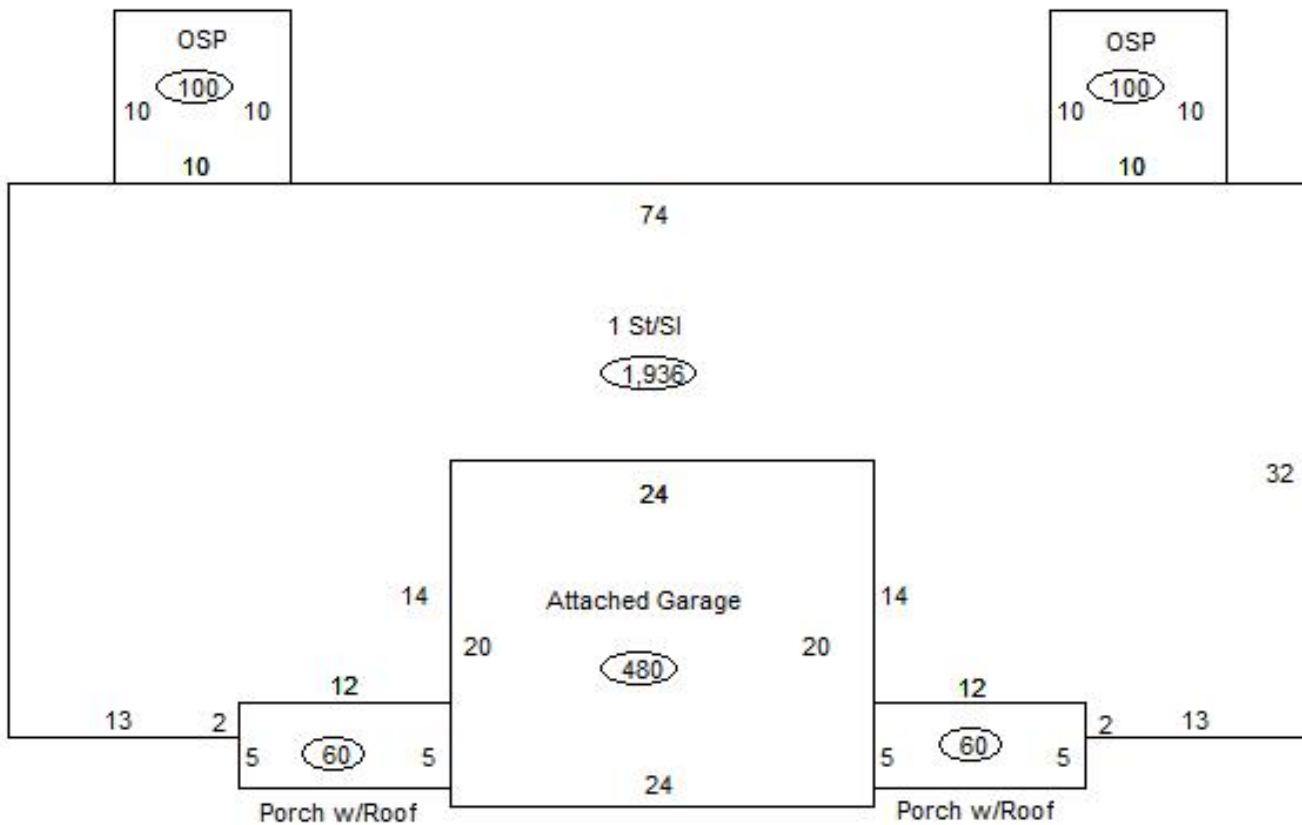
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,936	1.000	1,936
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,936		1,936



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,100
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.95	Total Misc Impr	+ 3,732				
Roofing Adj	+ 3.81	Garage Cost	+ 17,791				
Subfloor Adj	+ -0.74	Total RCN	= 279,403				
Heat/Cool Adj	+ 11.22	Depreciation (32%)	- 89,409				
Plumbing Adj	+ 6.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 189,994				
Adj Base Cost	= 122.80	Lot Value	+ 189,994				
Total Area	x 2,100	Indicated Value	= 189,994				
Adjusted Cost	= 257,880	Value Per SqFt	90.47				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,994		
Lot Value			
Indicated Value	189,994	90.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	189,994	90.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25581	6x5		30	25.99		780
PRCH	SLAB PORCH - COVERED	25582	6x5		30	25.99		780
PATO	SLAB PORCH - OPEN	25583	10x10		100	10.86		1,086
PATO	SLAB PORCH - OPEN	25584	10x10		100	10.86		1,086



Rogers

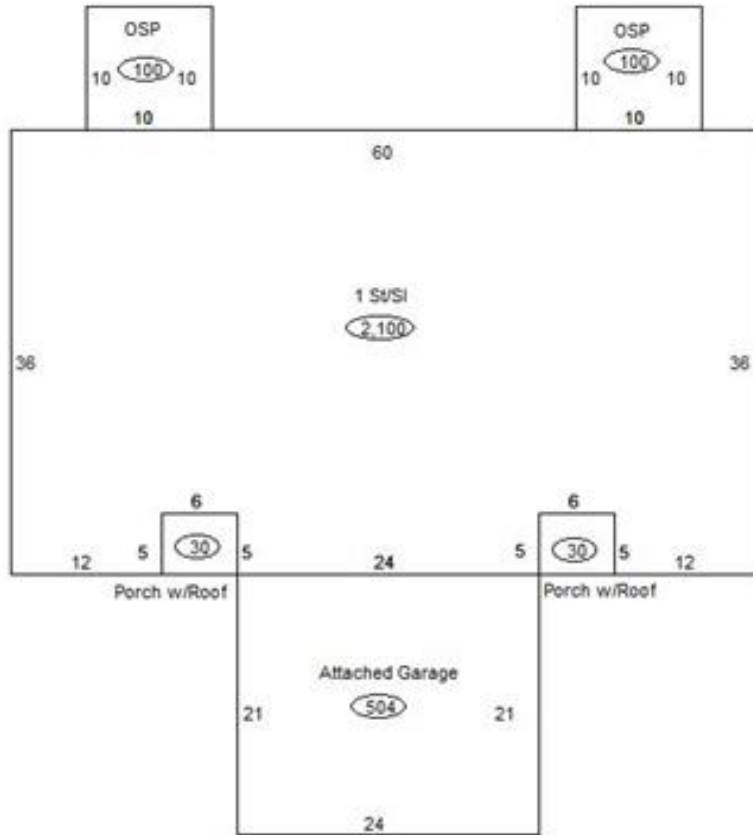
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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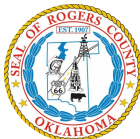
Sketch Image

660010740



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,100	1.000	2,100
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	30	1.000	30
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						2,100		2,100



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	<p>\\tsclient\A\TOMMY DUNLAP\New folder (320)\IMG_0004.JPG 1/3/2024</p>

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,158 / 2,214
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,158
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach				Manual : 01/2025			
Base Cost	94.28	Total Misc Impr	+ 3,874	Roofing Adj	+ 1.96	Garage Cost	+ 17,117
Subfloor Adj	+ -0.36	Total RCN	= 271,881	Heat/Cool Adj	+ 11.22	Depreciation (32%)	- 87,002
Plumbing Adj	+ 6.22	Lump Sums	+ 5,126	Basement Adj	+ 0.00	RCNLD	= 190,005
Adj Base Cost	= 113.32	Lot Value	+ 190,005	Total Area	x 2,214	Indicated Value	= 190,005
Adjusted Cost	= 250,890	Value Per SqFt	85.82				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,005		
Lot Value			
Indicated Value	190,005	85.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	190,005	85.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25588	15x5		75	25.83		1,937
PRCH	SLAB PORCH - COVERED	25589	15x5		75	25.83		1,937
WODO	WOOD DECK - OPEN	25590	10x10		100	25.63		2,563
WODO	WOOD DECK - OPEN	25591	10x10		100	25.63		2,563



Rogers

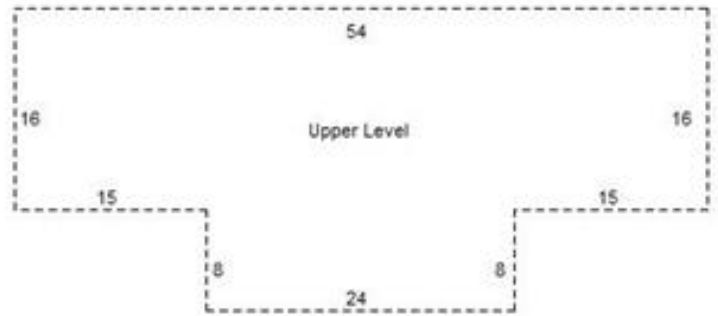
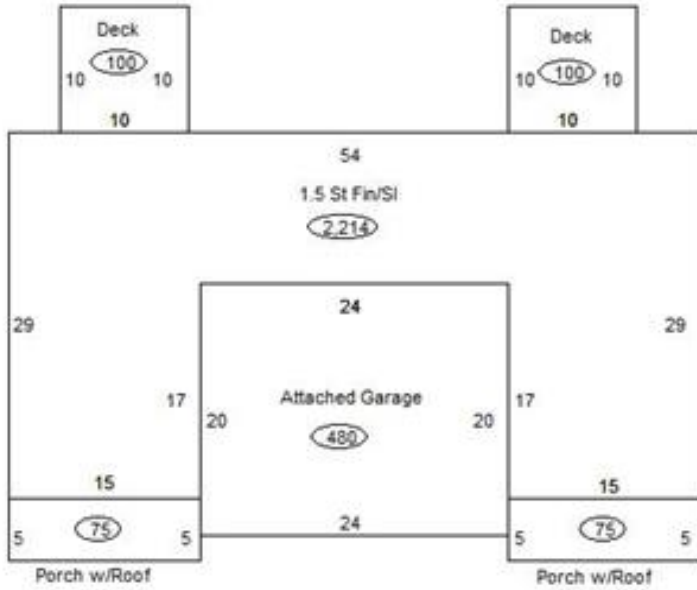
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Sketch Image

660010740



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/SI	1,158	1.912	2,214
2	G	1		13	Attached Garage	480	1.000	480
3	U	^UL	Overhang	13	Upper Level	1,056	1.000	1,056
4	M	PRCH		13	SLBC	75	1.000	75
5	M	PRCH		13	SLBC	75	1.000	75
6	M	WODO		13	WODO	100	1.000	100
7	M	WODO		13	WODO	100	1.000	100
Total Building Area						1,158		2,214