



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:12:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012026 Parcel ID 21N17E-11-3-00000-000-0000 Cadastral ID 11-21-17-00900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 346830 CAVIN LAND HOLDING CO LLC C/O JEFFERY A & LORI J GRIM 20515 S 4230 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20515 S 4230 RD Subdivision Lot/Block / Parcel Size 4.77 - Acres Sec/Twn/Rng 11 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31410967 -95.47019285 N2 NW NW SW LESS .28 AC DESC AS N 80' OF THE W 150' THEREOF; & TR DESC AS: BEG NE/C S2 NW NW SW; S00-20-06E 1.30'; N89-56 52E ALG EXISTING F/LINE658.35'; N00-16-10E 5.20'; S89-36-30W 658 38' TO POB, CONT .05 AC M/L.					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 <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>No</td> <td>1,000</td> <td> </td> </tr> <tr> <td>PD</td> <td>Add-Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		PD	Add-Homestead	No	1,000		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>/</td> <td>CAVIN LAND HOLDING CO LLC</td> <td>04/10/2025</td> <td>390,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>SUMNER, DOROTHY J</td> <td>11/24/2021</td> <td>85,000</td> <td>YES</td> </tr> <tr> <td>1714/189</td> <td>SUMNER, DOROTHY J</td> <td>08/30/2005</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	CAVIN LAND HOLDING CO LLC	04/10/2025	390,000	YES	/	SUMNER, DOROTHY J	11/24/2021	85,000	YES	1714/189	SUMNER, DOROTHY J	08/30/2005	0	4																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
PD	Add-Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	CAVIN LAND HOLDING CO LLC	04/10/2025	390,000	YES																																																																																																																					
/	SUMNER, DOROTHY J	11/24/2021	85,000	YES																																																																																																																					
1714/189	SUMNER, DOROTHY J	08/30/2005	0	4																																																																																																																					
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>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 270,526</td> <td>270,526</td> <td>11%</td> <td>29,758</td> <td>Assessed</td> <td>42,900</td> <td>4,217.93</td> </tr> <tr> <td>Year Frozen</td> <td>2000</td> <td>Improvements 119,475</td> <td>119,475</td> <td> </td> <td>13,142</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 390,001</td> <td>390,001</td> <td> </td> <td>42,900</td> <td>Total Taxable</td> <td>42,900</td> <td>4,218.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2026	Land Value 270,526	270,526	11%	29,758	Assessed	42,900	4,217.93	Year Frozen	2000	Improvements 119,475	119,475		13,142	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 390,001	390,001		42,900	Total Taxable	42,900	4,218.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																																																																																																																	
Remove Cap	2026	Land Value 270,526	270,526	11%	29,758	Assessed	42,900	4,217.93																																																																																																																	
Year Frozen	2000	Improvements 119,475	119,475		13,142	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 390,001	390,001		42,900	Total Taxable	42,900	4,218.00																																																																																																																	
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>2025-660012026</td><td>CAVIN LAND HOLDING CO LLC</td><td>94</td><td>126,799</td><td>0</td><td>10,308</td><td>1,013.00</td></tr> <tr><td>2024</td><td>2024-660012026</td><td>CAVIN LAND HOLDING CO LLC</td><td>94</td><td>129,937</td><td>0</td><td>9,817</td><td>1,028.00</td></tr> <tr><td>2023</td><td>2023-660012026</td><td>CAVIN LAND HOLDING CO LLC</td><td>94</td><td>85,000</td><td>0</td><td>9,350</td><td>999.00</td></tr> <tr><td>2022</td><td>2022-660012026</td><td>CAVIN LAND HOLDING CO LLC</td><td>94</td><td>85,290</td><td>0</td><td>9,382</td><td>1,011.00</td></tr> <tr><td>2021</td><td>2021-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>83,983</td><td>2000</td><td>5,149</td><td>568.00</td></tr> <tr><td>2020</td><td>2020-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>84,324</td><td>2000</td><td>5,149</td><td>562.00</td></tr> <tr><td>2019</td><td>2019-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>78,399</td><td>2000</td><td>5,149</td><td>554.00</td></tr> <tr><td>2018</td><td>2018-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>84,783</td><td>2000</td><td>5,149</td><td>560.00</td></tr> <tr><td>2017</td><td>2017-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>104,381</td><td>2000</td><td>5,148</td><td>553.00</td></tr> <tr><td>2016</td><td>2016-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>101,381</td><td>2000</td><td>5,149</td><td>551.00</td></tr> <tr><td>2015</td><td>2015-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>99,623</td><td>2000</td><td>5,149</td><td>562.00</td></tr> <tr><td>2014</td><td>2014-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>98,829</td><td>2000</td><td>5,148</td><td>546.00</td></tr> <tr><td>2013</td><td>2013-660012026</td><td>SUMNER, DOROTHY J</td><td>94</td><td>89,095</td><td>2000</td><td>5,149</td><td>538.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660012026	CAVIN LAND HOLDING CO LLC	94	126,799	0	10,308	1,013.00	2024	2024-660012026	CAVIN LAND HOLDING CO LLC	94	129,937	0	9,817	1,028.00	2023	2023-660012026	CAVIN LAND HOLDING CO LLC	94	85,000	0	9,350	999.00	2022	2022-660012026	CAVIN LAND HOLDING CO LLC	94	85,290	0	9,382	1,011.00	2021	2021-660012026	SUMNER, DOROTHY J	94	83,983	2000	5,149	568.00	2020	2020-660012026	SUMNER, DOROTHY J	94	84,324	2000	5,149	562.00	2019	2019-660012026	SUMNER, DOROTHY J	94	78,399	2000	5,149	554.00	2018	2018-660012026	SUMNER, DOROTHY J	94	84,783	2000	5,149	560.00	2017	2017-660012026	SUMNER, DOROTHY J	94	104,381	2000	5,148	553.00	2016	2016-660012026	SUMNER, DOROTHY J	94	101,381	2000	5,149	551.00	2015	2015-660012026	SUMNER, DOROTHY J	94	99,623	2000	5,149	562.00	2014	2014-660012026	SUMNER, DOROTHY J	94	98,829	2000	5,148	546.00	2013	2013-660012026	SUMNER, DOROTHY J	94	89,095	2000	5,149	538.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660012026	CAVIN LAND HOLDING CO LLC	94	126,799	0	10,308	1,013.00																																																																																																																		
2024	2024-660012026	CAVIN LAND HOLDING CO LLC	94	129,937	0	9,817	1,028.00																																																																																																																		
2023	2023-660012026	CAVIN LAND HOLDING CO LLC	94	85,000	0	9,350	999.00																																																																																																																		
2022	2022-660012026	CAVIN LAND HOLDING CO LLC	94	85,290	0	9,382	1,011.00																																																																																																																		
2021	2021-660012026	SUMNER, DOROTHY J	94	83,983	2000	5,149	568.00																																																																																																																		
2020	2020-660012026	SUMNER, DOROTHY J	94	84,324	2000	5,149	562.00																																																																																																																		
2019	2019-660012026	SUMNER, DOROTHY J	94	78,399	2000	5,149	554.00																																																																																																																		
2018	2018-660012026	SUMNER, DOROTHY J	94	84,783	2000	5,149	560.00																																																																																																																		
2017	2017-660012026	SUMNER, DOROTHY J	94	104,381	2000	5,148	553.00																																																																																																																		
2016	2016-660012026	SUMNER, DOROTHY J	94	101,381	2000	5,149	551.00																																																																																																																		
2015	2015-660012026	SUMNER, DOROTHY J	94	99,623	2000	5,149	562.00																																																																																																																		
2014	2014-660012026	SUMNER, DOROTHY J	94	98,829	2000	5,148	546.00																																																																																																																		
2013	2013-660012026	SUMNER, DOROTHY J	94	89,095	2000	5,149	538.00																																																																																																																		




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:12:36
 Page 2

Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 4.77 Non-Ag Acres 4.7659 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 207,604.00 x .35 = 73,375 Factor Value Adjustments 3.6869 Lot Value 270,526		 <p>660012026 12/10/25</p> <p>660012026_001.JPG 12/18/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Masonry, Concrete Block 30% Frame, Siding
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,000
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1955 / 53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	206,194	103.10	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.23	Total Misc Impr	+	25,996			
Roofing Adj	+ 4.70	Garage Cost	+	18,194			
Subfloor Adj	+ -2.19	Total RCN	=	277,110			
Heat/Cool Adj	+ 12.64	Depreciation (57%)	-	157,953			
Plumbing Adj	+ 3.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	119,157			
Adj Base Cost	= 116.46	Lot Value	+	270,526			
Total Area	x 2,000	Indicated Value	=	389,683			
Adjusted Cost	= 232,920	Value Per SqFt		194.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,157		
Lot Value	270,526		
Indicated Value	389,683	194.84	Per SqFt
Agland Value			
Site Improvements	318		
Total Value	390,001	195.00	Total Value Per SqFt

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	28897		356	356	25.81		9,188
PRCH	SLAB PORCH - COVERED	28898		25x4	100	26.62		2,662
PATO	SLAB PORCH - OPEN	28899		32x31	992	8.60		8,531



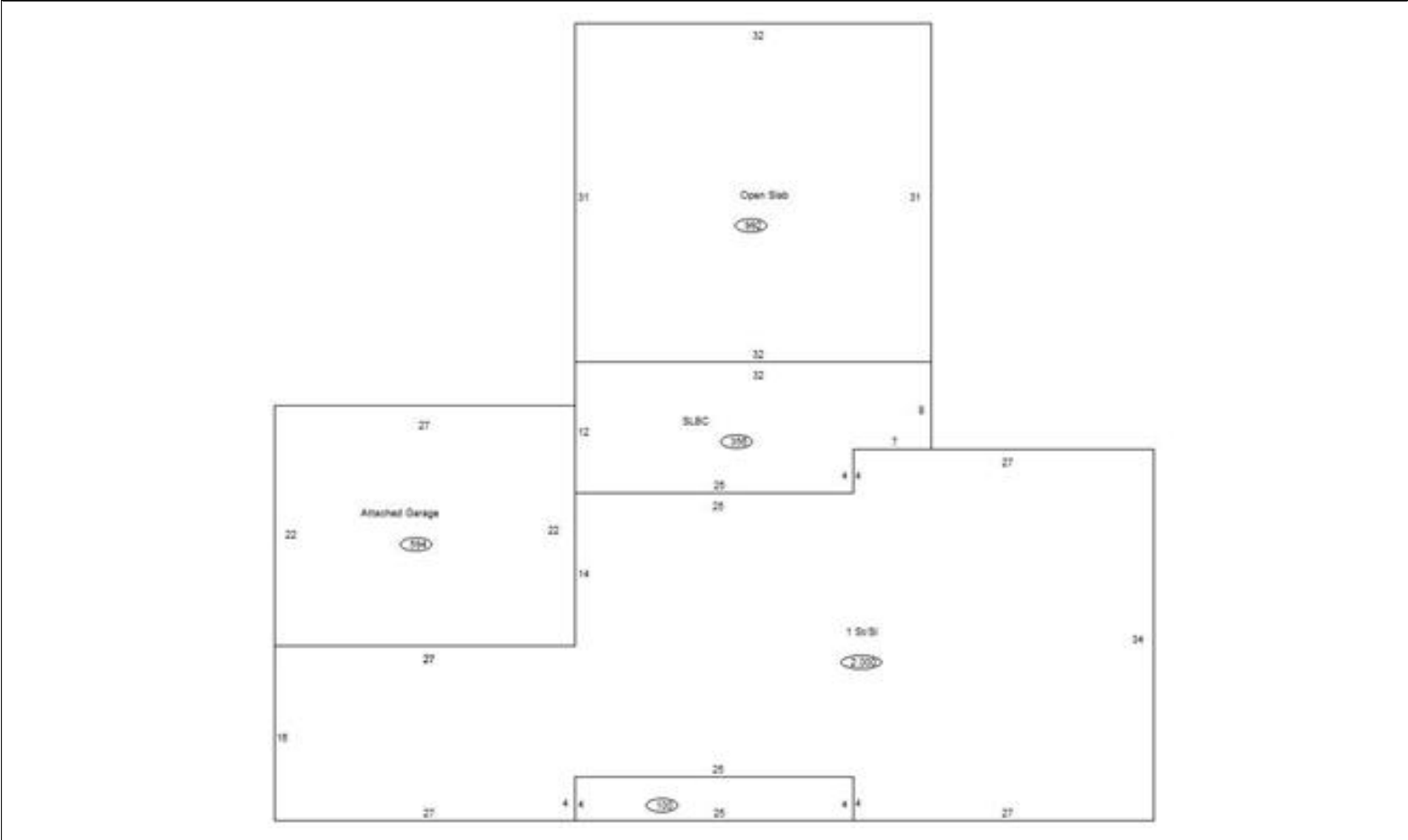
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:12:36
 Page 3

Sketch Image

660012026



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,000	1.000	2,000
2	G	1		10	Attached Garage	594	1.000	594
3	M	PRCH		10	SLBC	356	1.000	356
4	M	PRCH		10	SLBC	100	1.000	100
5	M	PATO		10	Open Slab	992	1.000	992
Total Building Area						2,000		2,000



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:12:36
 Page 4

660012026

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			170
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (4.68 x 170)		796		796	478	318