



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	660012710													
Parcel ID	21N16E-12-2-00000-000-0000													
Cadastral ID	12-21-16-01300													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE													
Name ID	347357													
PRITCHARD, RYAN & BROOKE MARIE														
20303 S 4180 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	20303 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size	23.68 - Acres											
Sec/Twn/Rng	12 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.31739253 -95.55828964														
N2 S2 NW LYING W OF TPK														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PAVEY, R J TRUSTEE &	06/17/2025	400,000	21										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax						
Remove Cap	2026	Land Value	4,496	4,496	11%	495	Assessed	15,481 1,440.51						
Year Frozen	0	Improvements	136,240	136,240		14,986	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -84.00						
TIF Project ID	0	Total Value	140,736	140,736		15,481	Total Taxable	14,481 1,357.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012710	PRITCHARD, RYAN &	93	126,188	1000	11,526	1,082.00							
2024	2024-660012710	PAVEY, R J TRUSTEE &	93	117,426	1000	11,161	1,126.00							
2023	2023-660012710	PAVEY, R J TRUSTEE &	93	108,648	1000	10,807	1,089.00							
2022	2022-660012710	PAVEY, R J TRUSTEE &	93	107,928	1000	10,463	1,053.00							
2021	2021-660012710	PAVEY, R J TRUSTEE &	93	101,172	1000	10,129	1,037.00							
2020	2020-660012710	PAVEY, R J TRUSTEE &	93	99,531	1000	9,949	984.00							
2019	2019-660012710	PAVEY, R J TRUSTEE &	93	97,113	1000	9,683	978.00							
2018	2018-660012710	PAVEY, R J TRUSTEE &	93	102,925	1000	10,322	1,042.00							
2017	2017-660012710	PAVEY, R J TRUSTEE &	93	101,765	1000	10,195	978.00							
2016	2016-660012710	PAVEY, R J TRUSTEE &	93	99,478	1000	9,943	990.00							
2015	2015-660012710	PAVEY, R J TRUSTEE &	93	96,395	1000	9,604	949.00							
2014	2014-660012710	PAVEY, R J TRUSTEE &	93	97,459	1000	9,321	903.00							
2013	2013-660012710	PAVEY, R J TRUSTEE &	93	94,616	1000	9,020	886.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,424
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-11\IMG_001! 7/11/2023

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	89.17	Total Misc Impr	+ 10,270	Roofing Adj	+ 4.60	Garage Cost	+ 12,176
Subfloor Adj	+ 0.00	Total RCN	= 178,929	Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 98,411
Plumbing Adj	+ 5.82	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 80,518
Adj Base Cost	= 109.89	Lot Value	+ 80,518	Total Area	x 1,424	Indicated Value	= 80,518
		Value Per SqFt	56.54	Adjusted Cost	= 156,483		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,518		
Lot Value			
Indicated Value	80,518	56.54	Per SqFt
Agland Value	4,496		
Site Improvements	55,722		
Total Value	140,736	98.83	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	30783	14x4		56	21.12		1,183
PATO	SLAB PORCH - OPEN	30784	14x6		84	10.24		860
PRCH	SLAB PORCH - COVERED	30785	44x4		176	20.74		3,650



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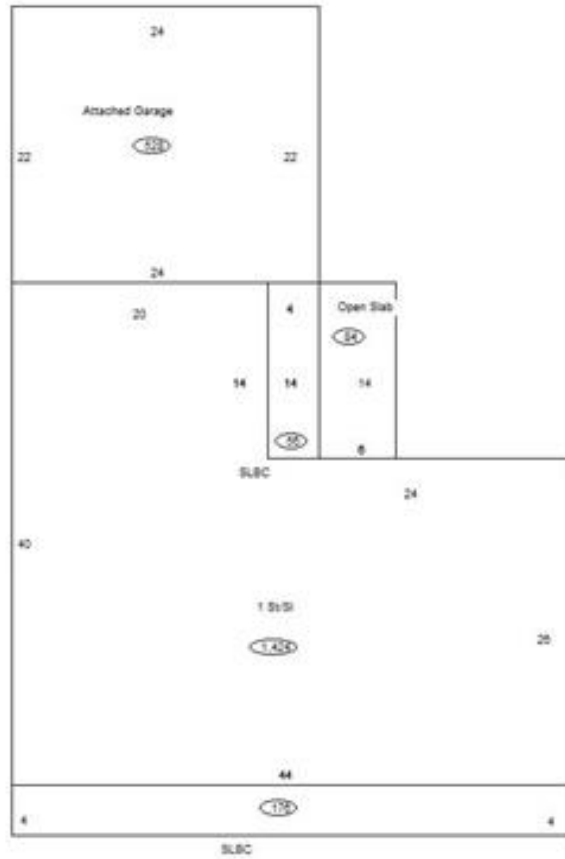
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,424	1.000	1,424
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PATO		10	Open Slab	84	1.000	84
5	M	PRCH		10	SLBC	176	1.000	176
Total Building Area						1,424		1,424



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	10x20x0			200
	Qual	3	Cond 3	Year	2015	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (4.26 x 200)	852		852	852
	UTIL	SHOP BUILDING	0x0x0			780
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
		Base Cost (31.28 x 780)	24,398		24,398	12,199
						12,199
	UTIL	SHOP BUILDING	0x0x0			1,750
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
		Base Cost (27.80 x 1,750)	48,650		48,650	24,325
						24,325
	BARN	BARN	0x0x0			2,250
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
		Base Cost (8.95 x 2,250)	20,138		20,138	10,069
						10,069
	BARN	BARN	0x0x0			1,750
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
		Base Cost (9.46 x 1,750)	16,555		16,555	8,278
						8,277



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30		0	3.810	54	54	206	206
TMBR Totals						3.810			206	206
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	2.870	168	168	482	482
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	17.000	224	224	3,808	3,808
IMP PST Totals						19.870			4,290	4,290
Total Agland						23.680			4,496	4,496