




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 660013272 Parcel ID 21N15E-13-4-00000-000-0000 Cadastral ID 13-21-15-02100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 340445 EUBANKS, DANIEL & JEANNE 21722 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21722 S 4130 RD Subdivision Lot/Block / Parcel Size 15.95 - Acres Sec/Twn/Rng 13 / 21 / 15 / 4 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-5\IMG_0003. 7/5/2023</p>														
Legal Description Lat/Long: 36.29544010 -95.65379891																			
TR SE SE BEG: NE/C; S 158.71', W 617.42'; S 495.74'; W 8.71'; S 242.58'; W 370.51'; N 104.35 W TO W/L SE SE; N 796.55' TO NW/C SE SE; E 1320' TO POB LESS TR DESC 2615-1 AS BEG 1,159.40' N01.2405W SE/C SE; S88.3823W 50'; N01.2405W 158.71'; N88.3823E 50'; S01 2405E 158.71' TO POB.					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										
H	Homestead	No	1,000		/	SHWAB, BERNARD C	12/14/2022	271,000	21										
PD	Add-Homestead	No	1,000		/	TALLMAN, DONALD E	01/03/2022	31,500	3										
					2323/908	LESTER, ARTHUR L &	05/02/2013	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2023		Land Value 2,422	2,422	11%	266	Assessed	329	30.41										
Year Frozen			Improvements 574	574		63	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 2,996	2,996		329	Total Taxable	329	30.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013272	EUBANKS, DANIEL & JEANNE			18	2,996	0	329	30.00										
2024	2024-660013272	EUBANKS, DANIEL & JEANNE			18	2,996	0	329	30.00										
2023	2023-660013272	EUBANKS, DANIEL & JEANNE			18	2,996	0	329	30.00										
2022	2022-660013272	SCHWAB, BERNARD C			18	212,054	0	10,070	932.00										
2021	2021-660013272	TALLMAN, DONALD E & ALYCE			18	202,865	0	9,590	847.00										
2020	2020-660013272	TALLMAN, DONALD E & ALYCE			18	198,674	0	9,135	836.00										
2019	2019-660013272	TALLMAN, DONALD E & ALYCE			18	189,717	0	8,699	806.00										
2018	2018-660013272	TALLMAN, DONALD E & ALYCE			18	193,046	0	8,285	766.00										
2017	2017-660013272	TALLMAN, DONALD E & ALYCE			18	192,559	0	7,890	724.00										
2016	2016-660013272	TALLMAN, DONALD E & ALYCE			18	193,022	0	7,585	711.00										
2015	2015-660013272	TALLMAN, DONALD E & ALYCE			18	192,216	0	7,224	650.00										
2014	2014-660013272	TALLMAN, DONALD E & ALYCE			18	193,879	0	6,879	638.00										
2013	2013-660013272	TALLMAN, DONALD E & ALYCE			18	193,032	2000	4,552	417.00										



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



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	114,652	Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	2,422
Site Improvements	574
Total Value	2,996 0.00 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	
Total Area	x	Indicated Value	=	
Adjusted Cost	= 0	Value Per SqFt		0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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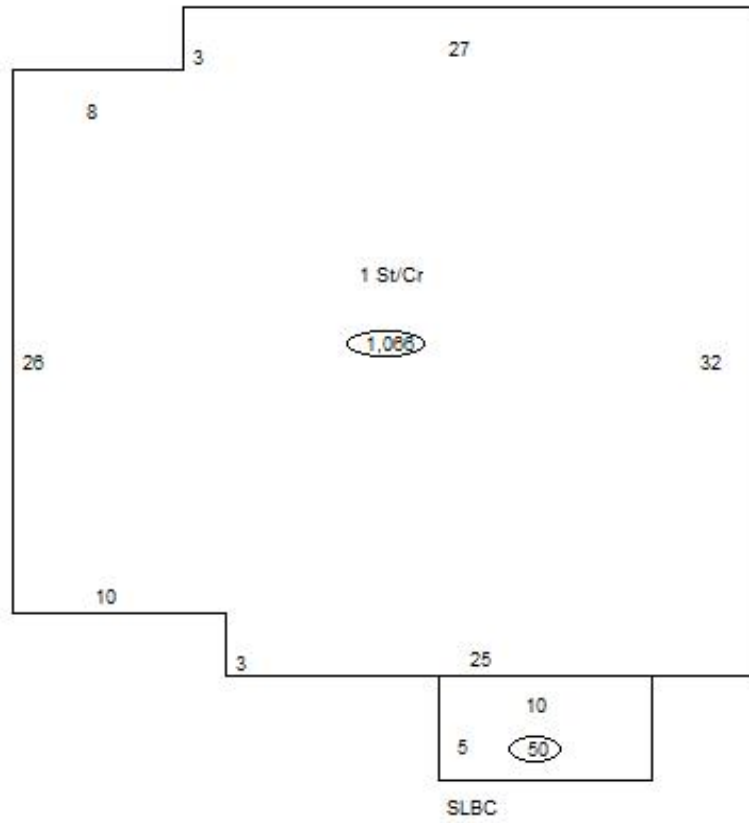
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,066	1.000	1,066
2	M	SLBC		10	SLBC	50	1.000	50
Total Building Area						1,066		1,066



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			1,152
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
Base Cost (4.26 x 1,152) 4,908		4,908	4,417	491

	LF	LOAFING SHED	0x0x0			196
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
Base Cost (4.26 x 196) 835		835	752	83

	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				

	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		



Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				



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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			2.339	142	142	331	331
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			4.117	72	72	296	296
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.579	144	144	83	83
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			8.915	192	192	1,712	1,712
NTV PST Totals						15.950			2,422	2,422
Total Agland						15.950			2,422	2,422