



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660015690 <b>Parcel ID</b> 22N16E-16-3-00000-000-0000 <b>Cadastral ID</b> 16-22-16-02100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 324497 DAVENPORT, CONNIE GAIL  12203 E 440 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12203 E 440 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 16 / 22 / 16 / 3 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.38072730 -95.61096636									
<b>E2 OF SE SW SW</b>					<b>Building Permits</b>				
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	2709/312	DAVENPORT, IRA GLEN & CONNIE	05/07/2018	0	WB
					1080/368	SPEER, LEANN M	08/28/1997	185,000	No
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>
Remove Cap	1998	<b>Land Value</b>	70,897	22,584	11%	2,484	<b>Assessed</b>	9,011	974.82
Year Frozen	2005	<b>Improvements</b>	186,266	59,334		6,527	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-94.00
TIF Project ID	0	<b>Total Value</b>	257,163	81,918		9,011	<b>Total Taxable</b>	8,011	881.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660015690	DAVENPORT, CONNIE GAIL			10	244,413	1000	8,011	880.00
2024	2024-660015690	DAVENPORT, CONNIE GAIL			10	252,576	1000	8,010	853.00
2023	2023-660015690	DAVENPORT, CONNIE GAIL			10	165,356	1000	8,011	847.00
2022	2022-660015690	DAVENPORT, CONNIE GAIL			10	163,814	1000	8,011	843.00
2021	2021-660015690	DAVENPORT, CONNIE GAIL			10	174,868	1000	8,011	849.00
2020	2020-660015690	DAVENPORT, CONNIE GAIL			10	174,033	1000	8,011	862.00
2019	2019-660015690	DAVENPORT, CONNIE GAIL			10	168,273	1000	8,011	845.00
2018	2018-660015690	DAVENPORT, CONNIE GAIL			10	175,761	1000	8,011	874.00
2017	2017-660015690	DAVENPORT, IRA GLEN & CONNIE			10	174,164	1000	8,011	924.00
2016	2016-660015690	DAVENPORT, IRA GLEN & CONNIE			10	169,694	1000	8,011	844.00
2015	2015-660015690	DAVENPORT, IRA GLEN & CONNIE			10	163,230	1000	8,011	798.00
2014	2014-660015690	DAVENPORT, IRA GLEN & CONNIE			10	166,631	1000	8,011	795.00
2013	2013-660015690	DAVENPORT, IRA GLEN & CONNIE			10	158,138	1000	8,011	770.00



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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	10745		
Non-Ag Acres	4.8879		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	212,916.00 x .33 = 70,897		
Factor Value			
Adjustments	1.0000		
Lot Value	70,897		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Metal
Base/Total Area	1,232 / 2,128
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,232
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	259,955 122.16 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	152,450
Lot Value	70,897
Indicated Value	223,347 104.96 Per SqFt
Agland Value	
Site Improvements	33,816
Total Value	257,163 120.85 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	90.03	Total Misc Impr	+	28,948
Roofing Adj	+ 2.89	Garage Cost	+	17,399
Subfloor Adj	+ -1.34	Total RCN	=	287,641
Heat/Cool Adj	+ 12.64	Depreciation ( 47%)	-	135,191
Plumbing Adj	+ 9.17	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	152,450
Adj Base Cost	= 113.39	Lot Value	+	70,897
Total Area	x 2,128	Indicated Value	=	223,347
Adjusted Cost	= 241,294	Value Per SqFt		104.96

### 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	37851	32x6		192	26.33		5,055
PATO	SLAB PORCH - OPEN	37852	17x10		170	10.83		1,841
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	37853	27x10		270	28.84		7,787
PRCH	SLAB PORCH - COVERED	37854	16x10		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	37855	5x5		25	26.85		671
SUN	Sunroom	37857	15x10		150	25.00		3,750



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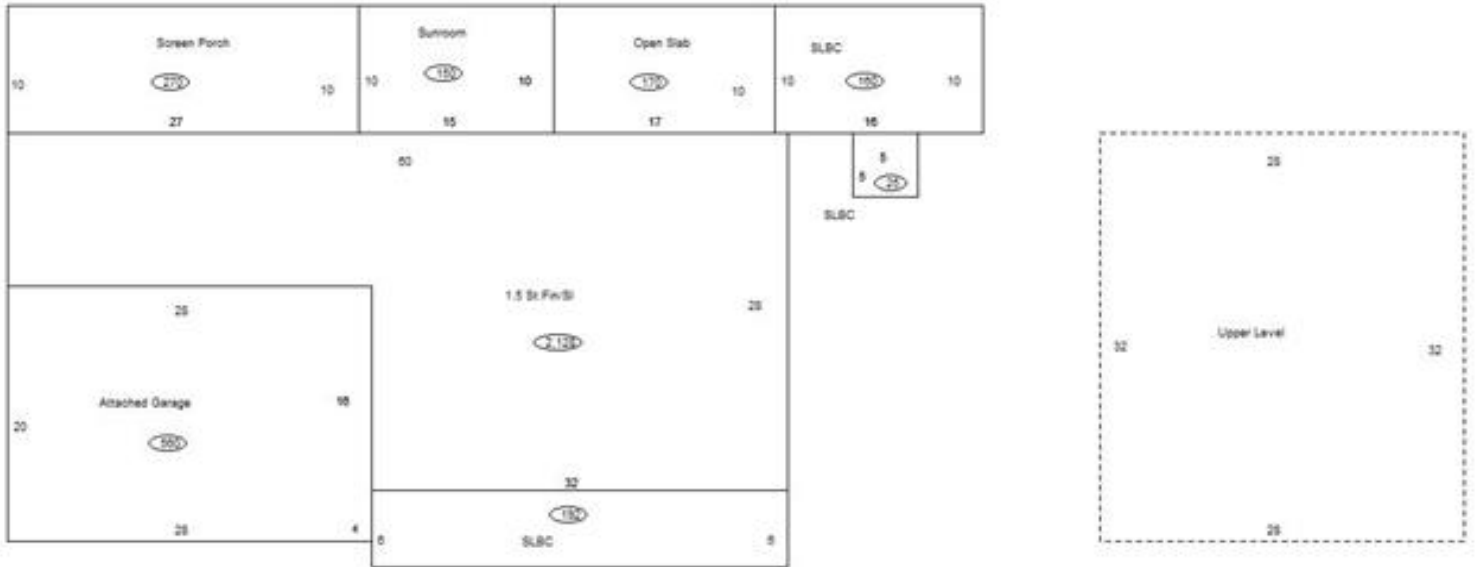
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,232	1.727	2,128
2	G	1		10	Attached Garage	560	1.000	560
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PATO		10	Open Slab	170	1.000	170
5	M	EPKS		10	Screen Porch	270	1.000	270
6	M	PRCH		10	SLBC	160	1.000	160
7	M	PRCH		10	SLBC	25	1.000	25
8	U	^UL	Overhang	10	Upper Level	896	1.000	896
9	M	SUN		10	Sunroom	150	1.000	150
<b>Total Building Area</b>						<b>1,232</b>		<b>2,128</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x50x0			1,500	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (28.71 x 1,500)		43,065		43,065	17,226	25,839
	BARN	BARN	40x50x0			2,000	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.12 x 2,000)		18,240		18,240	10,944	7,296
	LF	LOAFING SHED	16x20x0			320	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 320)		1,363		1,363	682	681
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						