



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:15:02
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016212 Parcel ID 000000-00-0-10465-001-0003 Cadastral ID 17-21-16-02640 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 314383 REAVIS, DUSTIN & SHANNON 6345 W 68TH ST GROVE OK 74344-0000 Parcel Location Situs 00820 COWELL ST Subdivision WALNUT PARK III Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29854995 -95.61978842																																																																																																																									
Legal Description LOT 3 BLOCK 1 WALNUT PARK III					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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>NIEDERMAIER, JOHN JR &</td> <td>10/30/2021</td> <td>80,500</td> <td>YES</td> </tr> <tr> <td>982/275</td> <td>R C B BANK</td> <td>02/18/1995</td> <td>33,000</td> <td>Yes</td> </tr> <tr> <td>979/588</td> <td>CHAFIN, BURTON L &</td> <td>01/20/1995</td> <td>36,000</td> <td>No</td> </tr> <tr> <td>927/218</td> <td>MORRISON, DARREN S &</td> <td>08/30/1993</td> <td>35,000</td> <td>Yes</td> </tr> <tr> <td>824/447</td> <td> </td> <td> </td> <td>32,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	NIEDERMAIER, JOHN JR &	10/30/2021	80,500	YES	982/275	R C B BANK	02/18/1995	33,000	Yes	979/588	CHAFIN, BURTON L &	01/20/1995	36,000	No	927/218	MORRISON, DARREN S &	08/30/1993	35,000	Yes	824/447			32,000	No																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	NIEDERMAIER, JOHN JR &	10/30/2021	80,500	YES																																																																																																																					
982/275	R C B BANK	02/18/1995	33,000	Yes																																																																																																																					
979/588	CHAFIN, BURTON L &	01/20/1995	36,000	No																																																																																																																					
927/218	MORRISON, DARREN S &	08/30/1993	35,000	Yes																																																																																																																					
824/447			32,000	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>2022</td> <td>Land Value 34,821</td> <td>30,248</td> <td>11%</td> <td>3,327</td> <td>Assessed</td> <td>10,250</td> <td>947.41</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 62,940</td> <td>62,940</td> <td> </td> <td>6,923</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 97,761</td> <td>93,188</td> <td> </td> <td>10,250</td> <td>Total Taxable</td> <td>10,250</td> <td>947.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2022	Land Value 34,821	30,248	11%	3,327	Assessed	10,250	947.41	Year Frozen	0	Improvements 62,940	62,940		6,923	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 97,761	93,188		10,250	Total Taxable	10,250	947.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	2022	Land Value 34,821	30,248	11%	3,327	Assessed	10,250	947.41																																																																																																																	
Year Frozen	0	Improvements 62,940	62,940		6,923	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 97,761	93,188		10,250	Total Taxable	10,250	947.00																																																																																																																	
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>2025-660016212</td> <td>REAVIS, DUSTIN & SHANNON</td> <td>17</td> <td>95,664</td> <td>0</td> <td>9,763</td> <td>902.00</td> </tr> <tr> <td>2024</td> <td>2024-660016212</td> <td>REAVIS, DUSTIN & SHANNON</td> <td>17</td> <td>97,033</td> <td>0</td> <td>9,298</td> <td>859.00</td> </tr> <tr> <td>2023</td> <td>2023-660016212</td> <td>REAVIS, DUSTIN & SHANNON</td> <td>17</td> <td>80,500</td> <td>0</td> <td>8,855</td> <td>811.00</td> </tr> <tr> <td>2022</td> <td>2022-660016212</td> <td>REAVIS, DUSTIN & SHANNON</td> <td>17</td> <td>80,500</td> <td>0</td> <td>8,855</td> <td>820.00</td> </tr> <tr> <td>2021</td> <td>2021-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>64,718</td> <td>0</td> <td>7,119</td> <td>629.00</td> </tr> <tr> <td>2020</td> <td>2020-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>65,143</td> <td>0</td> <td>7,161</td> <td>656.00</td> </tr> <tr> <td>2019</td> <td>2019-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>62,000</td> <td>0</td> <td>6,820</td> <td>632.00</td> </tr> <tr> <td>2018</td> <td>2018-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>65,267</td> <td>0</td> <td>7,179</td> <td>663.00</td> </tr> <tr> <td>2017</td> <td>2017-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>64,760</td> <td>0</td> <td>7,124</td> <td>654.00</td> </tr> <tr> <td>2016</td> <td>2016-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>63,092</td> <td>0</td> <td>6,903</td> <td>648.00</td> </tr> <tr> <td>2015</td> <td>2015-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>59,768</td> <td>0</td> <td>6,574</td> <td>593.00</td> </tr> <tr> <td>2014</td> <td>2014-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>61,489</td> <td>0</td> <td>6,518</td> <td>604.00</td> </tr> <tr> <td>2013</td> <td>2013-660016212</td> <td>NIEDERMAIER, JOHN JR &</td> <td>17</td> <td>58,575</td> <td>0</td> <td>6,207</td> <td>568.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660016212	REAVIS, DUSTIN & SHANNON	17	95,664	0	9,763	902.00	2024	2024-660016212	REAVIS, DUSTIN & SHANNON	17	97,033	0	9,298	859.00	2023	2023-660016212	REAVIS, DUSTIN & SHANNON	17	80,500	0	8,855	811.00	2022	2022-660016212	REAVIS, DUSTIN & SHANNON	17	80,500	0	8,855	820.00	2021	2021-660016212	NIEDERMAIER, JOHN JR &	17	64,718	0	7,119	629.00	2020	2020-660016212	NIEDERMAIER, JOHN JR &	17	65,143	0	7,161	656.00	2019	2019-660016212	NIEDERMAIER, JOHN JR &	17	62,000	0	6,820	632.00	2018	2018-660016212	NIEDERMAIER, JOHN JR &	17	65,267	0	7,179	663.00	2017	2017-660016212	NIEDERMAIER, JOHN JR &	17	64,760	0	7,124	654.00	2016	2016-660016212	NIEDERMAIER, JOHN JR &	17	63,092	0	6,903	648.00	2015	2015-660016212	NIEDERMAIER, JOHN JR &	17	59,768	0	6,574	593.00	2014	2014-660016212	NIEDERMAIER, JOHN JR &	17	61,489	0	6,518	604.00	2013	2013-660016212	NIEDERMAIER, JOHN JR &	17	58,575	0	6,207	568.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660016212	REAVIS, DUSTIN & SHANNON	17	95,664	0	9,763	902.00																																																																																																																		
2024	2024-660016212	REAVIS, DUSTIN & SHANNON	17	97,033	0	9,298	859.00																																																																																																																		
2023	2023-660016212	REAVIS, DUSTIN & SHANNON	17	80,500	0	8,855	811.00																																																																																																																		
2022	2022-660016212	REAVIS, DUSTIN & SHANNON	17	80,500	0	8,855	820.00																																																																																																																		
2021	2021-660016212	NIEDERMAIER, JOHN JR &	17	64,718	0	7,119	629.00																																																																																																																		
2020	2020-660016212	NIEDERMAIER, JOHN JR &	17	65,143	0	7,161	656.00																																																																																																																		
2019	2019-660016212	NIEDERMAIER, JOHN JR &	17	62,000	0	6,820	632.00																																																																																																																		
2018	2018-660016212	NIEDERMAIER, JOHN JR &	17	65,267	0	7,179	663.00																																																																																																																		
2017	2017-660016212	NIEDERMAIER, JOHN JR &	17	64,760	0	7,124	654.00																																																																																																																		
2016	2016-660016212	NIEDERMAIER, JOHN JR &	17	63,092	0	6,903	648.00																																																																																																																		
2015	2015-660016212	NIEDERMAIER, JOHN JR &	17	59,768	0	6,574	593.00																																																																																																																		
2014	2014-660016212	NIEDERMAIER, JOHN JR &	17	61,489	0	6,518	604.00																																																																																																																		
2013	2013-660016212	NIEDERMAIER, JOHN JR &	17	58,575	0	6,207	568.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:15:02
 Page 2

Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1453		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	6,331.00 x 5.50 = 34,821		
Factor Value			
Adjustments	1.0000		
Lot Value	34,821		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_004! 8/30/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	979 / 979
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	979
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	253 Carport - Gable Roof
Remodel	
Year/Eff Age	1986 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	103,282	105.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	103,040		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	96.31	Total Misc Impr	+	1,267	
Roofing Adj	+ 4.34	Garage Cost	+	1,655	
Subfloor Adj	+ 0.00	Total RCN	=	116,555	
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	53,615	
Plumbing Adj	+ 5.12	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	62,940	
Adj Base Cost	= 116.07	Lot Value	+	34,821	
Total Area	x 979	Indicated Value	=	97,761	
Adjusted Cost	= 113,633	Value Per SqFt		99.86	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,940		
Lot Value	34,821		
Indicated Value	97,761	99.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	97,761	99.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39093	15x4		60	21.11		1,267



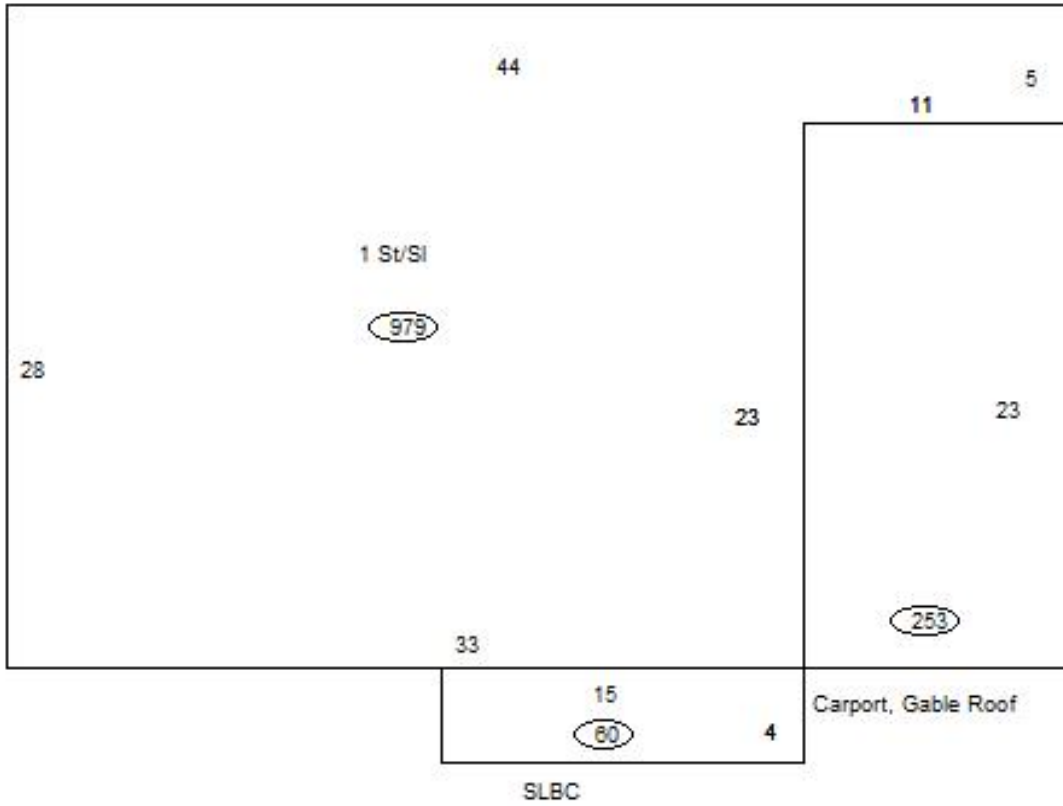
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:15:02
 Page 3

Sketch Image

660016212



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	979	1.000	979
2	G	3		10	Carport, Gable Roof	253	1.000	253
3	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						979		979



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:15:02
Page 4

660016212

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				