




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 660017749 Parcel ID 23N17E-19-4-00000-000-0000 Cadastral ID 19-23-17-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 64114 BOWDLER, DOUGLAS N 10670 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10670 S 4200 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 19 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-16\IMG_001! 9/18/2020</p>																																																	
Legal Description Lat/Long: 36.45778133 -95.52749493																																																						
NE SE					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	Yes	1,000	1,000	880/580	SELLER	04/27/1992	95,000	No																																													
					841/392			28,000	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>101.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 2,121</td> <td>2,121</td> <td>11%</td> <td>233</td> <td>Assessed</td> <td>15,751</td> <td>1,601.25</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 141,072</td> <td>141,072</td> <td> </td> <td>15,518</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>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 143,193</td> <td>143,193</td> <td> </td> <td>15,751</td> <td>Total Taxable</td> <td>14,751</td> <td>1,513.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	Remove Cap	0	Land Value 2,121	2,121	11%	233	Assessed	15,751	1,601.25	Year Frozen	0	Improvements 141,072	141,072		15,518	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 143,193	143,193		15,751	Total Taxable	14,751	1,513.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660017749	BOWDLER, DOUGLAS N	70	153,856	1000	14,683	1,506.00																																															
2024	2024-660017749	BOWDLER, DOUGLAS N	70	140,609	1000	14,227	1,496.00																																															
2023	2023-660017749	BOWDLER, DOUGLAS N	70	134,388	1000	13,783	1,451.00																																															
2022	2022-660017749	BOWDLER, DOUGLAS N	70	135,147	1000	13,717	1,449.00																																															
2021	2021-660017749	BOWDLER, DOUGLAS N	70	129,890	1000	13,288	1,368.00																																															
2020	2020-660017749	BOWDLER, DOUGLAS N	70	127,655	1000	12,888	1,380.00																																															
2019	2019-660017749	BOWDLER, DOUGLAS N &	70	122,576	1000	12,484	1,342.00																																															
2018	2018-660017749	BOWDLER, DOUGLAS N &	70	128,254	1000	13,108	1,383.00																																															
2017	2017-660017749	BOWDLER, DOUGLAS N &	70	126,662	1000	12,933	1,369.00																																															
2016	2016-660017749	BOWDLER, DOUGLAS N &	70	125,953	1000	11,804	1,295.00																																															
2015	2015-660017749	BOWDLER, DOUGLAS N &	70	122,845	1000	11,431	1,242.00																																															
2014	2014-660017749	BOWDLER, DOUGLAS N &	70	125,354	1000	11,069	1,187.00																																															
2013	2013-660017749	BOWDLER, DOUGLAS N &	70	118,156	1000	10,718	1,123.00																																															



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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

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 2.5 - Fair
Architecture TRAD TRADITIONAL
Style 100% 1 1/2 Story Finished
Exterior Wall 100% Frame, Siding, Wood
Base/Total Area 1,111 / 1,501
Style 100% 1 1/2 Story Finished
HVAC 100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover 1 Composition Shingle
Area on Slab 0
Fixture/RghIn 11 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type
Remodel
Year/Eff Age 1990 / 27

Cost Approach

Manual : 01/2025

Base Cost	86.23	Total Misc Impr	+	0
Roofing Adj	+ 3.44	Garage Cost	+	
Subfloor Adj	+ 0.89	Total RCN	=	167,211
Heat/Cool Adj	+ 11.47	Depreciation (36%)	-	60,196
Plumbing Adj	+ 9.37	Lump Sums	+	15,927
Basement Adj	+ 0.00	RCNLD	=	122,942
Adj Base Cost	= 111.40	Lot Value	+	
Total Area	x 1,501	Indicated Value	=	122,942
Adjusted Cost	= 167,211	Value Per SqFt		81.91

Primary Image



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GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	122,942		
Lot Value			
Indicated Value	122,942	81.91	Per SqFt
Agland Value	2,121		
Site Improvements	18,130		
Total Value	143,193	95.40	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	42959	37x8		296	16.27		4,816
WODO	WOOD DECK - OPEN	131599	694		694	16.01		11,111



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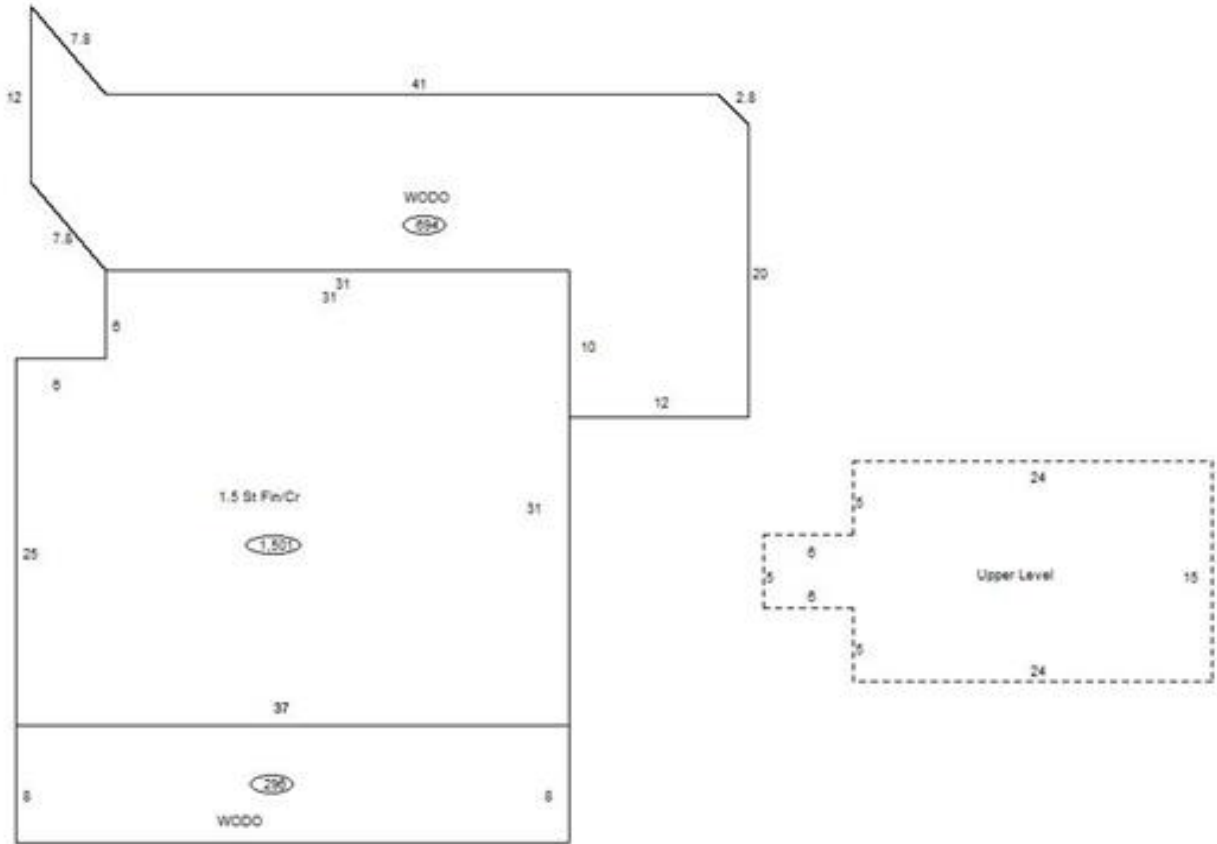
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,111	1.351	1,501
2	M	WODO		10	WODO	296	1.000	296
3	U	^UL		10	Upper Level	390	1.000	390
4	M	WODO		10	WODO	694	1.000	694
Total Building Area						1,111		1,501



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED D	12x20x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 240)		1,637		1,637	606
	SHDS	Shed - Small	4x12x6	Plank	Formed Metal	48
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (31.21 x 48)		1,498		1,498	1,498
	LOAF	LOAFING SHED A	16x36x8	Dirt	Formed Metal	576
	Qual	3	Cond 2.5	Year 2005	Eff Age 19	
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 576)		3,928		3,928	2,239
	LNT0	Lean To - Attached E	24x8x8	Dirt	Formed Metal	192
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (9.85 x 192)		1,891		1,891	1,135
	LOAF	LOAFING SHED C	30x40x12	Dirt	Formed Metal	1,200
	Qual	3	Cond 3	Year 2003	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 1,200)		8,184		8,184	4,419
	GRDT	Garage - Detached B	24x38x8	Concrete	Composition Shingle	720
	Qual	3.5	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (32.44 x 720)		23,357		23,357	12,846
	LNT0	Lean To - Attached	8x24x8	Dirt	Composition Shingle	192
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.85 x 192)		1,891		1,891	1,513



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			16.174	36	36	582	582
W	WATER	TMBR	0			2.000	0	0	0	0
TMBR Totals						18.174			582	582
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			8.184	108	108	884	884
HC	HECTOR STONY SANDY LOAM	NTV PST	20			13.642	48	48	655	655
NTV PST Totals						21.826			1,539	1,539
Total Agland						40.000			2,121	2,121