



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:30:28
Page 1

| Assessment Data | | | | | Primary Image | | | | | |
|--|-------------------------|-------------------------------|--------------------|------------------|---|-------------------------------|-------------------|----------------------|--------------------|----------|
| Account 660020476 Parcel ID 21N16E-24-1-00000-000-0000 Cadastral ID 24-21-16-00320 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 319798 PATE, GREGORY A & JODEE R 22352 S 4190 RD CLAREMORE OK 74019-0000 Parcel Location Situs 22352 S 4190 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 24 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS | | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (128)\IMG_0015.JPG 1/6/2023</p> | | | | | |
| Legal Description Lat/Long: 36.28786095 -95.54535166 | | | | | | | | | | |
| S2 N2 SE NE | | | | | Building Permits | | | | | |
| | | | | | Number | Description | Opened | Closed | Amount | |
| | | | | | R2016 04 24 | R17-NEW 2429 SQ FT SFR | 04/2016 | 11/2016 | 180,000 | |
| Exemptions | | | | | Sale History | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | |
| H | Homestead | Yes | 1,000 | 1,000 | 2586/663 | CITADEL RESIDENTIAL GROUP LLC | 10/20/2016 | 255,000 | YES | |
| H | Homestead | No | 1,000 | | 2548/297 | PATE, GREGORY A & JODEE R | 05/09/2016 | 51,000 | 17 | |
| | | | | | 2535/362 | THOMAS, ROGER L JR | 03/14/2016 | 0 | 4 | |
| Parcel Valuation | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 83.050 | Current Tax | |
| Remove Cap | 2017 | | Land Value | 124,364 | 74,895 | 11% | 8,238 | Assessed | 34,319 | 2,850.19 |
| Year Frozen | 0 | | Improvements | 274,356 | 237,100 | | 26,081 | Penalty | 0 | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -83.00 |
| TIF Project ID | 0 | | Total Value | 398,720 | 311,995 | | 34,319 | Total Taxable | 33,319 | 2,767.00 |
| Assessment History | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | |
| 2025 | 2025-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 391,029 | 1000 | 32,320 | 2,684.00 | |
| 2024 | 2024-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 407,941 | 1000 | 31,350 | 2,616.00 | |
| 2023 | 2023-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 331,457 | 1000 | 30,408 | 2,532.00 | |
| 2022 | 2022-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 331,618 | 1000 | 29,493 | 2,453.00 | |
| 2021 | 2021-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 277,120 | 1000 | 28,604 | 2,426.00 | |
| 2020 | 2020-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 268,689 | 1000 | 27,743 | 2,349.00 | |
| 2019 | 2019-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 253,684 | 1000 | 26,905 | 2,330.00 | |
| 2018 | 2018-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 260,279 | 1000 | 27,631 | 2,395.00 | |
| 2017 | 2017-660020476 | PATE, GREGORY A & JODEE R | | | 5 | 258,116 | 1000 | 27,393 | 2,234.00 | |
| 2016 | 2016-660020476 | CITADEL RESIDENTIAL GROUP LLC | | | 5 | 70,219 | 1000 | 6,724 | 574.00 | |
| 2015 | 2015-660020476 | THOMAS, ROGER L JR | | | 5 | 80,370 | 1000 | 7,004 | 592.00 | |
| 2014 | 2014-660020476 | THOMAS, ROGER L JR | | | 5 | 80,518 | 1000 | 6,771 | 581.00 | |
| 2013 | 2013-660020476 | THOMAS, ROGER L JR | | | 5 | 80,518 | 1000 | 6,545 | 570.00 | |



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Date 04/17/2026
Time 04:30:28
Page 2

| Lot Data | | Square-Foot - NBHD 2116 #1 | |
|-----------------|----------------------------|----------------------------|---|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 1 | | |
| Non-Ag Acres | 9.6751 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 421,446.00 x .30 = 124,364 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 124,364 | | |



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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 | 100% Veneer, Masonry |
| Base/Total Area | 1,903 / 2,462 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,903 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 3.0 / |
| Basement Area | |
| Garage Type | 469 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2016 / 8 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|-------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 307,196 124.77 Per SqFt |

Direct Comparables

| | |
|------------------|-------------|
| Selection Model | A Adam Test |
| Adjustment Model | NewTest |
| Comparables | |
| Indicated Value | |

Value Reconciliation

| | |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 263,667 |
| Lot Value | 124,364 |
| Indicated Value | 388,031 157.61 Per SqFt |
| Agland Value | |
| Site Improvements | 10,689 |
| Total Value | 398,720 161.95 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 95.61 | Total Misc Impr | + 11,712 |
| Roofing Adj | + 3.67 | Garage Cost | + 15,172 |
| Subfloor Adj | + -1.74 | Total RCN | = 317,671 |
| Heat/Cool Adj | + 12.64 | Depreciation (17%) | - 54,004 |
| Plumbing Adj | + 7.93 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 263,667 |
| Adj Base Cost | = 118.11 | Lot Value | + 124,364 |
| Total Area | x 2,462 | Indicated Value | = 388,031 |
| Adjusted Cost | = 290,787 | Value Per SqFt | 157.61 |

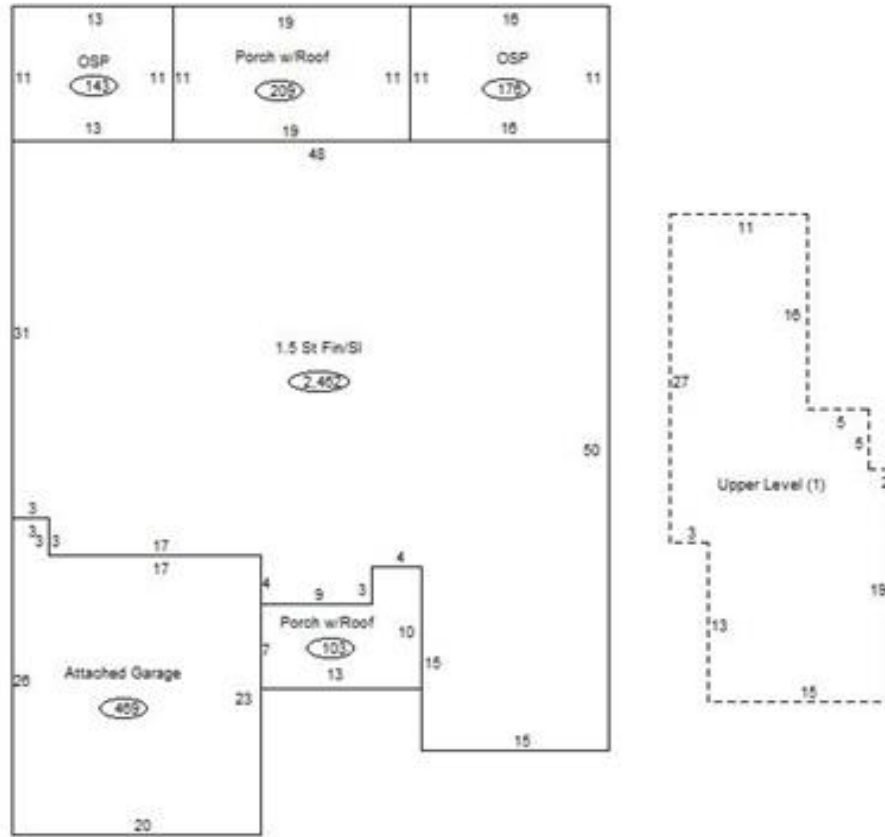
Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------|-----------|-------|------|-------|-----------|------|-------|
| PRCH | SLAB PORCH - COVERED | 130019 | 103 | | 103 | 26.61 | | 2,741 |
| PRCH | SLAB PORCH - COVERED | 130020 | 19x11 | | 209 | 26.27 | | 5,490 |
| PATO | SLAB PORCH - OPEN | 141067 | 13x11 | | 143 | 11.08 | | 1,584 |
| PATO | SLAB PORCH - OPEN | 141068 | 16x11 | | 176 | 10.78 | | 1,897 |



Sketch Image

660020476



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 5 | Slab | 13 | 1.5 St Fin/Sl | 1,903 | 1.294 | 2,462 |
| 2 | U | ^UL | | 13 | Upper Level (1) | 559 | 1.000 | 559 |
| 3 | G | 1 | | 13 | Attached Garage | 469 | 1.000 | 469 |
| 4 | M | PRCH | | 13 | SLBC | 103 | 1.000 | 103 |
| 5 | M | PRCH | | 13 | SLBC | 209 | 1.000 | 209 |
| 6 | M | PATO | | 13 | Open Slab | 143 | 1.000 | 143 |
| 7 | M | PATO | | 13 | Open Slab | 176 | 1.000 | 176 |
| Total Building Area | | | | | | 1,903 | | 2,462 |



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Date 04/17/2026
Time 04:30:28
Page 4

660020476

Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|------------------------|-----------------------|------------|------------|---------------------------------|--------------|
|  | BARN BARN Qual 3 | Cond 3 | 12x48x0 | Year | Eff Age | 576 |
| Valuation Summary | | Modifier Total | | RCN | Depr (10% Phys/ % Func) | RCNLD |
| Base Cost (10.48 x 576) | | 6,036 | | 6,036 | 604 | 5,432 |
|  | HS HAY SHED Qual 3 | Cond 3 | 26x48x0 | Year | Eff Age | 1,248 |
| Valuation Summary | | Modifier Total | | RCN | Depr (10% Phys/ % Func) | RCNLD |
| Base Cost (4.68 x 1,248) | | 5,841 | | 5,841 | 584 | 5,257 |
|  | STF STG FAIR Qual 2 | Cond | 0x0x0 | Year | Eff Age | |
| Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) | RCNLD |
| Base Cost (4.68 x) | | | | | | |