




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 660022253 Parcel ID 22N15E-26-2-00000-000-0000 Cadastral ID 26-22-15-00100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 304892 GLOVER RIVER RANCH LLC DEBBIE GLOVER 8994 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 08994 E 450 RD Subdivision Lot/Block / Parcel Size 286.24 - Acres Sec/Twn/Rng 26 / 22 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\2022-08-19\IMG_0007.JPG 8/22/2022</p>														
Legal Description Lat/Long: 36.35754487 -95.68205670										Building Permits									
PT OF W/2 OF SEC S OF RIVER DESC AS COMM AT NW/C OF SEC; TH S01-2949E 1021.94' ; TH S012949E 4245.79'; TH N88-4210E 1050.16'; TH N21-2542W 1419.82'; TH N14-1438E 1378.47'; TH N27-2055W 515 70'; TH N52-0047E 1503.25'; TH N47-1624E 776.60'; TH N43-4150W 551 74';					<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>R14</td> <td>R14-NEW 11,146 SQ FT SFR</td> <td>10/2012</td> <td>01/2014</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-NEW 11,146 SQ FT SFR	10/2012	01/2014	
Number	Description	Opened	Closed	Amount															
R14	R14-NEW 11,146 SQ FT SFR	10/2012	01/2014																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2158/140	GLOVER REAL ESTATE LLC	02/15/2011	0	4										
					1998/33	DUKES, HAYDRON H & JULIA M-TRU	12/31/2008	1,700,000	11										
					1851/618	LAWSON, ROBERTA C	03/02/2007	1,356,000	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2009		Land Value	48,582	48,582	11%	5,344	Assessed	274,281 29,672.14										
Year Frozen	0		Improvements	2,815,229	2,444,884		268,937	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -94.00										
TIF Project ID	0		Total Value	2,863,811	2,493,466		274,281	Total Taxable	273,281 29,578.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022253	GLOVER RIVER RANCH LLC			10	2,420,841	1000	265,292	28,714.00										
2024	2024-660022253	GLOVER RIVER RANCH LLC			10	2,501,010	1000	274,111	28,722.00										
2023	2023-660022253	GLOVER RIVER RANCH LLC			10	2,457,157	1000	269,287	28,017.00										
2022	2022-660022253	GLOVER RIVER RANCH LLC			10	2,447,014	1000	266,352	27,585.00										
2021	2021-660022253	GLOVER RIVER RANCH LLC			10	2,359,685	1000	258,565	26,970.00										
2020	2020-660022253	GLOVER RIVER RANCH LLC			10	2,329,348	1000	254,437	26,928.00										
2019	2019-660022253	GLOVER RIVER RANCH LLC			10	2,254,522	1000	246,997	25,648.00										
2018	2018-660022253	GLOVER RIVER RANCH LLC			10	2,296,938	1000	251,664	27,038.00										
2017	2017-660022253	GLOVER RIVER RANCH LLC			10	2,281,849	1000	250,003	28,440.00										
2016	2016-660022253	GLOVER RIVER RANCH LLC			10	2,233,566	1000	244,692	25,350.00										
2015	2015-660022253	GLOVER RIVER RANCH LLC			10	2,183,306	1000	239,164	23,444.00										
2014	2014-660022253	GLOVER RIVER RANCH LLC			10	2,179,265	1000	238,720	23,367.00										
2013	2013-660022253	GLOVER RIVER RANCH LLC			10	118,329	0	10,490	993.00										



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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	7 - Semi Luxury
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	8,417 / 11,142
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	8,417
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 6.0 /
Basement Area	
Garage Type	902 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	2,143,929		
Lot Value			
Indicated Value	2,143,929	192.42	Per SqFt
Agland Value	48,582		
Site Improvements	671,300		
Total Value	2,863,811	257.03	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	157.14	Total Misc Impr	+ 129,816				
Roofing Adj	+ 5.92	Garage Cost	+ 119,497				
Subfloor Adj	+ -12.66	Total RCN	= 2,256,767				
Heat/Cool Adj	+ 24.14	Depreciation (5%)	- 112,838				
Plumbing Adj	+ 5.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 2,143,929				
Adj Base Cost	= 180.17	Lot Value	+ 2,143,929				
Total Area	x 11,142	Indicated Value	= 2,143,929				
Adjusted Cost	= 2,007,454	Value Per SqFt	192.42				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		4	4	9,658.49		38,634
PRCH	SLAB PORCH - COVERED	119272	250		250	45.43		11,358
PRCH	SLAB PORCH - COVERED	119273	144		144	46.28		6,664
PRCH	SLAB PORCH - COVERED	119274	20		20	47.09		942
PRCH	SLAB PORCH - COVERED	119276	90		90	46.63		4,197
PRCH	SLAB PORCH - COVERED	119277	1655		1,655	41.10		68,021



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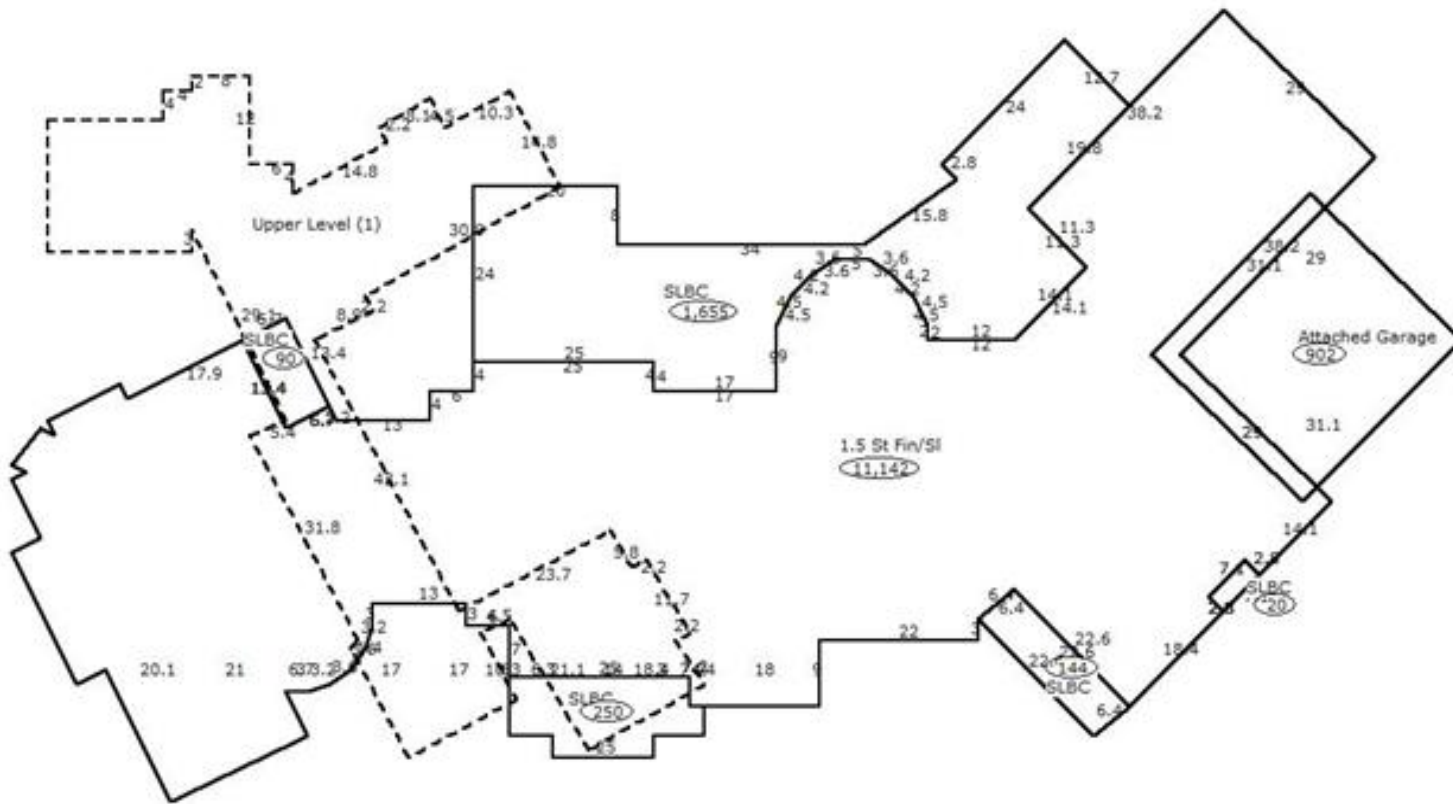
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	8,417	1.324	11,142
2	U	^UL		20	Upper Level (1)	2,725	1.000	2,725
3	M	PRCH		20	SLBC	250	1.000	250
4	M	PRCH		20	SLBC	144	1.000	144
5	M	PRCH		20	SLBC	20	1.000	20
6	G	1		20	Attached Garage	902	1.000	902
7	M	PRCH		20	SLBC	90	1.000	90
8	M	PRCH		20	SLBC	1,655	1.000	1,655
Total Building Area						8,417		11,142



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GSTH	GUEST HOUSE	0x0x0			1,246
	Qual 5	Cond 3	Year 2013	Eff Age		


Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (35.00 x 1,246) 43,610		43,610	4,361	39,249

	SG	SWIM-GUNITE	0x0x0			1
	Qual 6	Cond 6	Year 2013	Eff Age	4	

Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1) 30,000		30,000	6,300	23,700

	FLV	Barn with Living and Basketball Court	0x0x0			672,538
	Qual 6	Cond 3	Year 2013	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (1.00 x 672,538) 672,538		672,538	67,254	605,284

	LF	LOAFING SHED	12x36x0			432
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.26 x 432) 1,840		1,840		1,840

	LF	LOAFING SHED	12x24x0			288
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.26 x 288) 1,227		1,227		1,227



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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
OS	OSAGE CLAY	TMBR	58			106.376	104	104	11,106	11,106
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			8.634	85	85	730	730
W	WATER	TMBR	0			6.989	0	0	0	0
TMBR Totals						121.999			11,836	11,836
RMB	RIVERTON LOAM 1-3% SLOPES	IMP PST	75			41.766	210	210	8,771	8,771
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61			37.107	171	171	6,338	6,338
VD	VERDIGRIS SILT LOAM	IMP PST	95			8.862	266	266	2,357	2,357
VE	VERDIGRIS CLAY LOAM	IMP PST	90			76.506	252	252	19,280	19,280
IMP PST Totals						164.241			36,746	36,746
Total Agland						286.240			48,582	48,582