



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:43:39
Page 1

| Assessment Data | | | | | Primary Image | | | | |
|--|-------------------------|---------------------|------------------|------------------|--|----------------------|----------------------|----------------------|--------------------|
| Account 660023738 Parcel ID 21N16E-28-3-00000-000-00002024 Cadastral ID 28-21-16-00300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 299260 PETERSON FAMILY REVOCABLE TRUST 23625 S 4150 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23625 S 4150 RD Subdivision Lot/Block / Parcel Size 5.75 - Acres Sec/Twn/Rng 28 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS | | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (137)\IMG_0029.JPG 1/26/2023</p> | | | | |
| Legal Description Lat/Long: 36.26984522 -95.61362261 | | | | | | | | | |
| Legal Description N 66' SW NW SW & S 66' N2 NW NW SW & S2 NW NW SW LESS S 261' W 208.71' | | | | | Building Permits | | | | |
| | | | | | Number | Description | Opened | Closed | Amount |
| | | | | | R14 | R14-POSS NEW SHOP | 07/2013 | 11/2013 | |
| Exemptions | | | | | Sale History | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| H | Homestead | Yes | 1,000 | 1,000 | 1985/621 | PETERSON, DONALD F & | 10/08/2008 | 0 | 4 |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 109.172 | Current Tax |
| Remove Cap | 0 | Land Value | 89,279 | 66,125 | 11% | 7,274 | Assessed | 19,866 | 2,168.81 |
| Year Frozen | 2024 | Improvements | 154,558 | 114,474 | | 12,592 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -92.00 |
| TIF Project ID | 0 | Total Value | 243,837 | 180,599 | | 19,866 | Total Taxable | 18,866 | 2,077.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
| 2025 | 2025-660023738 | PETERSON FAMILY | | | 21 | 240,825 | 1000 | 18,866 | 2,077.00 |
| 2024 | 2024-660023738 | PETERSON FAMILY | | | 21 | 248,847 | 1000 | 18,866 | 1,949.00 |
| 2023 | 2023-660023738 | PETERSON FAMILY | | | 21 | 184,020 | 1000 | 18,287 | 1,874.00 |
| 2022 | 2022-660023738 | PETERSON FAMILY | | | 21 | 180,033 | 1000 | 17,726 | 1,834.00 |
| 2021 | 2021-660023738 | PETERSON FAMILY | | | 21 | 176,260 | 1000 | 17,181 | 1,704.00 |
| 2020 | 2020-660023738 | PETERSON FAMILY | | | 21 | 174,720 | 1000 | 16,650 | 1,707.00 |
| 2019 | 2019-660023738 | PETERSON FAMILY | | | 21 | 168,537 | 1000 | 16,137 | 1,672.00 |
| 2018 | 2018-660023738 | PETERSON FAMILY | | | 21 | 172,530 | 1000 | 15,638 | 1,616.00 |
| 2017 | 2017-660023738 | PETERSON FAMILY | | | 21 | 171,325 | 1000 | 15,153 | 1,556.00 |
| 2016 | 2016-660023738 | PETERSON FAMILY | | | 21 | 168,095 | 1000 | 14,682 | 1,538.00 |
| 2015 | 2015-660023738 | PETERSON FAMILY | | | 21 | 164,693 | 1000 | 14,226 | 1,438.00 |
| 2014 | 2014-660023738 | PETERSON FAMILY | | | 21 | 167,270 | 1000 | 13,782 | 1,430.00 |
| 2013 | 2013-660023738 | PETERSON FAMILY | | | 21 | 154,234 | 1000 | 12,056 | 1,238.00 |



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Date 04/17/2026
 Time 00:43:39
 Page 2

| Lot Data | | Square-Foot - NBHD 2116 #1 | |
|-----------------|---------------------------|----------------------------|--|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 1 | | |
| Non-Ag Acres | 5.6479 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 246,020.00 x .36 = 89,279 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 89,279 | | |



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| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 50% Veneer, Stone 50% Frame, Siding, Wood |
| Base/Total Area | 1,516 / 1,516 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,516 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 400 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1974 / 39 |

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

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 196,643 | 129.71 | Per SqFt |

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

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 102.65 | Total Misc Impr | + 7,367 |
| Roofing Adj | + 4.40 | Garage Cost | + 11,700 |
| Subfloor Adj | + -1.15 | Total RCN | = 207,445 |
| Heat/Cool Adj | + 11.47 | Depreciation (48%) | - 99,574 |
| Plumbing Adj | + 6.89 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 107,871 |
| Adj Base Cost | = 124.26 | Lot Value | + 89,279 |
| Total Area | x 1,516 | Indicated Value | = 197,150 |
| Adjusted Cost | = 188,378 | Value Per SqFt | 130.05 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 107,871 | | |
| Lot Value | 89,279 | | |
| Indicated Value | 197,150 | 130.05 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 46,687 | | |
| Total Value | 243,837 | 160.84 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PATO | SLAB PORCH - OPEN | 58289 | 20x7 | | 140 | 10.51 | | 1,471 |
| PATO | SLAB PORCH - OPEN | 58290 | 144 | | 144 | 10.47 | | 1,508 |
| SUN | Sunroom | 58291 | 12x12 | | 144 | 20.00 | | 2,880 |
| PATO | SLAB PORCH - OPEN | 58292 | 12x12 | | 144 | 10.47 | | 1,508 |



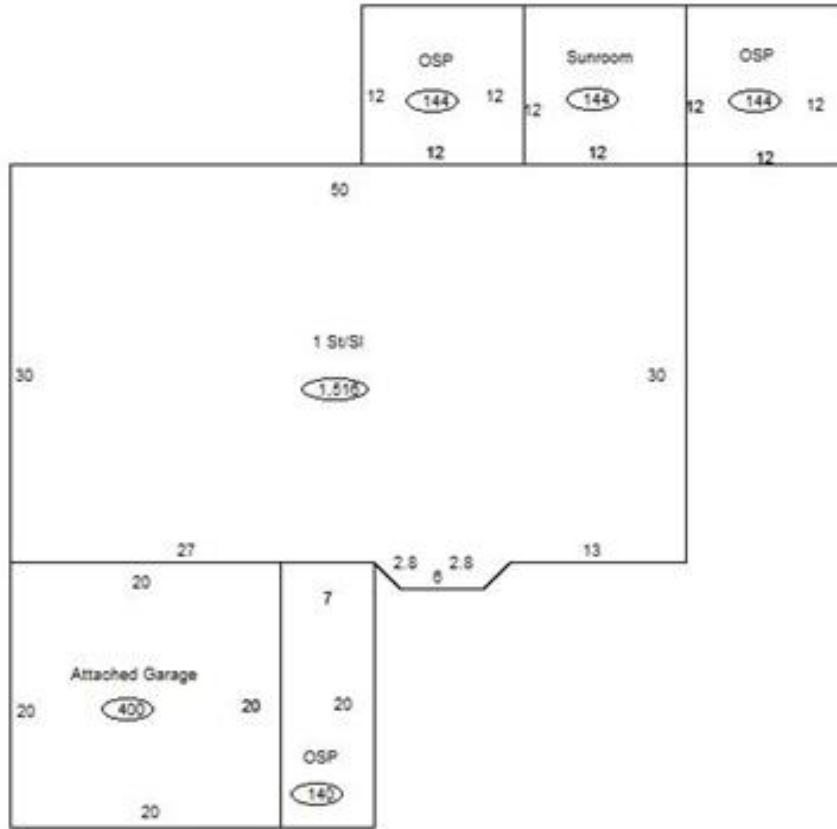
Rogers
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Date 04/17/2026
 Time 00:43:39
 Page 3

Sketch Image

660023738



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/SI | 1,516 | 1.000 | 1,516 |
| 2 | G | 1 | | 13 | Attached Garage | 400 | 1.000 | 400 |
| 3 | M | PATO | | 13 | Open Slab | 140 | 1.000 | 140 |
| 4 | M | PATO | | 13 | Open Slab | 144 | 1.000 | 144 |
| 5 | M | SUN | | 13 | Sunroom | 144 | 1.000 | 144 |
| 6 | M | PATO | | 13 | Open Slab | 144 | 1.000 | 144 |
| Total Building Area | | | | | | 1,516 | | 1,516 |



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Date 04/17/2026
Time 00:43:39
Page 4

660023738

Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--|--------------------------|---------------|-----------------------|-------|------------|---------------------------------|--------------|
|  | UTIL | SHOP BUILDING | 50x30x0 | | | 1,500 | |
| | Qual | 2 | Cond | Year | 2013 | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (5% Phys/ % Func) | RCNLD |
| Base Cost (27.50 x 1,500) | | 41,250 | | | 41,250 | 2,063 | 39,187 |
|  | SV | SWIM VINYL | 0x0x0 | | | 1 | |
| | Qual | 3 | Cond 3 | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (70% Phys/ % Func) | RCNLD |
| Base Cost (25,000.00 x 1) | | 25,000 | | | 25,000 | 17,500 | 7,500 |
|  | LF | LOAFING SHED | 0x0x0 | | | | |
| | Qual | | Cond | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) | RCNLD |
| Base Cost (4.26 x) | | | | | | | |