



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:46:39  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660024799 <b>Parcel ID</b> 21N16E-29-1-00000-000-0000 <b>Cadastral ID</b> 29-21-16-04210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 253393 TOWNSEND, HERBERT I TRUSTEE  PO BOX 293 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 11812 E 510 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 29 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (242)\IMG_0001.JPG 8/8/2023</p>														
<b>Legal Description</b> Lat/Long: 36.27657579 -95.61884370																			
W2 W2 NE NE					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2622/527 887/349	TOWNSEND, HERBERT I & MURPHY, BENTON S	03/14/2017 07/21/1992	136,000	WB No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
Remove Cap	0		Land Value 126,591	77,343	11%	8,508	Assessed	28,977	3,163.47										
Year Frozen	0		Improvements 212,867	186,076		20,469	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 339,458	263,419		28,977	Total Taxable	27,977	3,071.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660024799	TOWNSEND, HERBERT I			21	323,089	1000	27,133	2,979.00										
2024	2024-660024799	TOWNSEND, HERBERT I			21	336,486	1000	26,313	2,713.00										
2023	2023-660024799	TOWNSEND, HERBERT I			21	241,067	1000	25,517	2,610.00										
2022	2022-660024799	TOWNSEND, HERBERT I			21	243,600	1000	25,796	2,664.00										
2021	2021-660024799	TOWNSEND, HERBERT I			21	246,815	1000	26,053	2,579.00										
2020	2020-660024799	TOWNSEND, HERBERT I			21	239,044	1000	25,266	2,585.00										
2019	2019-660024799	TOWNSEND, HERBERT I			21	231,822	1000	24,500	2,532.00										
2018	2018-660024799	TOWNSEND, HERBERT I			21	237,716	1000	25,149	2,593.00										
2017	2017-660024799	TOWNSEND, HERBERT I			21	235,800	1000	24,938	2,555.00										
2016	2016-660024799	TOWNSEND, HERBERT I &			21	230,687	1000	24,376	2,546.00										
2015	2015-660024799	TOWNSEND, HERBERT I &			21	226,809	1000	23,949	2,413.00										
2014	2014-660024799	TOWNSEND, HERBERT I &			21	228,542	1000	23,471	2,428.00										
2013	2013-660024799	TOWNSEND, HERBERT I &			21	219,378	1000	22,759	2,328.00										



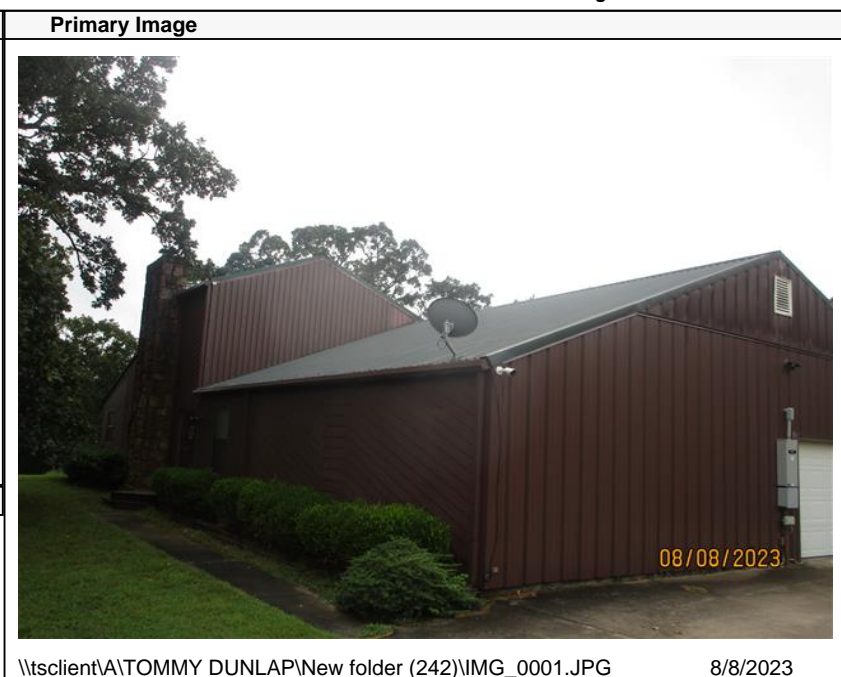
# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:46:39  
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	9.9306		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	432,579.00 x .29 = 126,591		
Factor Value			
Adjustments	1.0000		
Lot Value	126,591		



\\tsclient\A\TOMMY DUNLAP\New folder (242)\IMG\_0001.JPG 8/8/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Wood 25% Frame, Siding, Me
Base/Total Area	2,336 / 2,666
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,336
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	313,757 117.69 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	204,734
Lot Value	126,591
Indicated Value	331,325 124.28 Per SqFt
Agland Value	
Site Improvements	8,133
Total Value	339,458 127.33 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.97	Total Misc Impr	+ 9,734
Roofing Adj	+ 5.12	Garage Cost	+ 20,024
Subfloor Adj	+ -2.82	Total RCN	= 329,416
Heat/Cool Adj	+ 14.47	Depreciation ( 39%)	- 128,472
Plumbing Adj	+ 6.66	Lump Sums	+ 3,790
Basement Adj	+ 0.00	RCNLD	= 204,734
Adj Base Cost	= 112.40	Lot Value	+ 126,591
Total Area	x 2,666	Indicated Value	= 331,325
Adjusted Cost	= 299,658	Value Per SqFt	124.28

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
WODO	WOOD DECK - OPEN	60790	24x10		240	22.56	30%	3,790
GENR	Generator - Residential Standby			1	1	3,304.00		3,304

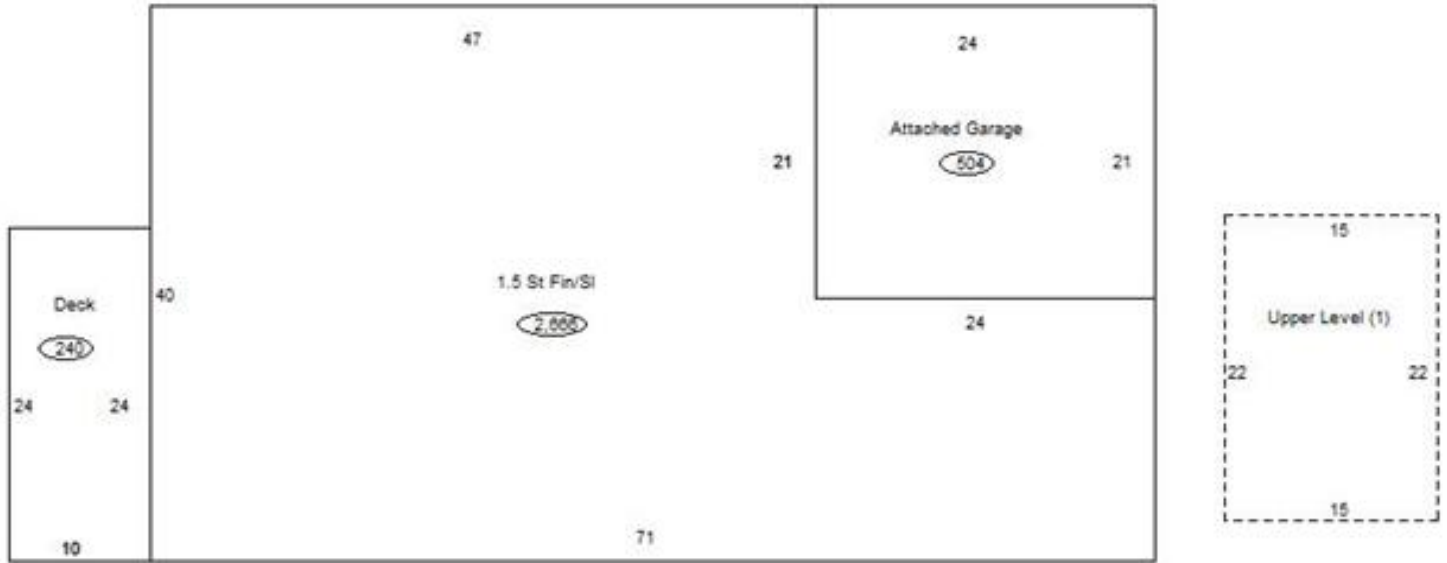


**Rogers**  
**Assessment Property Record Card for Tax Year 2026**  
 Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:46:39  
 Page 3

**Sketch Image**

660024799



**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	2,336	1.141	2,666
2	G	1		13	Attached Garage	504	1.000	504
3	M	WODO		13	WODO	240	1.000	240
4	U	^UL		13	Upper Level (1)	330	1.000	330
<b>Total Building Area</b>						2,336		2,666



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:46:40  
 Page 4

660024799

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 768) 12,288		<b>Modifier Total</b>	<b>RCN</b> 12,288	<b>Depr (40% Phys/ % Func)</b> 4,915	<b>RCNLD</b> 7,373
	STF	STG FAIR	10x20x0			200
	Qual 2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b> Base Cost (4.68 x 200) 936		<b>Modifier Total</b>	<b>RCN</b> 936	<b>Depr (50% Phys/ % Func)</b> 468	<b>RCNLD</b> 468
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	LT	LEAN-TO	10x20x0			200
	Qual 2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 200) 584		<b>Modifier Total</b>	<b>RCN</b> 584	<b>Depr (50% Phys/ % Func)</b> 292	<b>RCNLD</b> 292