




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 660025873 Parcel ID 000000-00-0-00852-002-0003 Cadastral ID 30-21-16-10020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 282721 SALWAECHTER, BETH E 10792 E DOGWOOD CT CLAREMORE OK 74019-0000 Parcel Location Situs 10824 E DOGWOOD CT Subdivision TWIN OAKS ESTATES III Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (150)\IMG_0058.JPG 2/27/2023</p>														
Legal Description Lat/Long: 36.27505639 -95.63669184																			
LOT 3 BLOCK 2 TWIN OAKS EST. 3					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	No	1,000		/	SALWAECHTER, BILL	03/16/2026	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	0		Land Value 40,542	27,490	11%	3,024	Assessed	12,086	1,319.45										
Year Frozen	2011		Improvements 125,827	82,378		9,062	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 166,369	109,868		12,086	Total Taxable	12,086	1,319.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660025873	SALWAECHTER, BILL			85	162,035	1000	10,510	1,164.00										
2024	2024-660025873	SALWAECHTER, BILL			85	168,252	1000	10,510	1,090.00										
2023	2023-660025873	SALWAECHTER, BILL			85	128,343	1000	10,510	1,082.00										
2022	2022-660025873	SALWAECHTER, BILL			85	126,417	1000	10,510	1,092.00										
2021	2021-660025873	SALWAECHTER, BILL			85	133,446	1000	10,510	1,047.00										
2020	2020-660025873	SALWAECHTER, BILL			85	134,367	1000	10,510	1,081.00										
2019	2019-660025873	SALWAECHTER, BILL			85	127,835	1000	10,510	1,092.00										
2018	2018-660025873	SALWAECHTER, BILL			85	131,618	1000	10,510	1,090.00										
2017	2017-660025873	SALWAECHTER, BILL			85	130,538	1000	10,511	1,083.00										
2016	2016-660025873	SALWAECHTER, BILL			85	127,229	1000	10,510	1,104.00										
2015	2015-660025873	SALWAECHTER, BILL			85	126,672	1000	10,510	1,065.00										
2014	2014-660025873	SALWAECHTER, BILL			85	129,046	1000	10,510	1,094.00										
2013	2013-660025873	SALWAECHTER, BILL			85	124,381	1000	10,510	1,081.00										




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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4654 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 20,271.00 x 2.00 = 40,542 Factor Value Adjustments 1.0000 Lot Value 40,542		 <p style="text-align: right; color: orange;">02/27/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (150)\IMG_0058.JPG 2/27/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,596 / 1,596
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,596
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

Cost Approach				Manual : 01/2025			
Base Cost	98.46	Total Misc Impr	+ 18,320				
Roofing Adj	+ 4.37	Garage Cost	+ 15,792				
Subfloor Adj	+ -1.15	Total RCN	= 228,776				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 102,949				
Plumbing Adj	+ 8.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,827				
Adj Base Cost	= 121.97	Lot Value	+ 40,542				
Total Area	x 1,596	Indicated Value	= 166,369				
Adjusted Cost	= 194,664	Value Per SqFt	104.24				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	176,381	110.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	180,370		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,827		
Lot Value	40,542		
Indicated Value	166,369	104.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	166,369	104.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	63246	32x16		512	22.82		11,684
PRCH	SLAB PORCH - COVERED	63247	64		64	24.07		1,540



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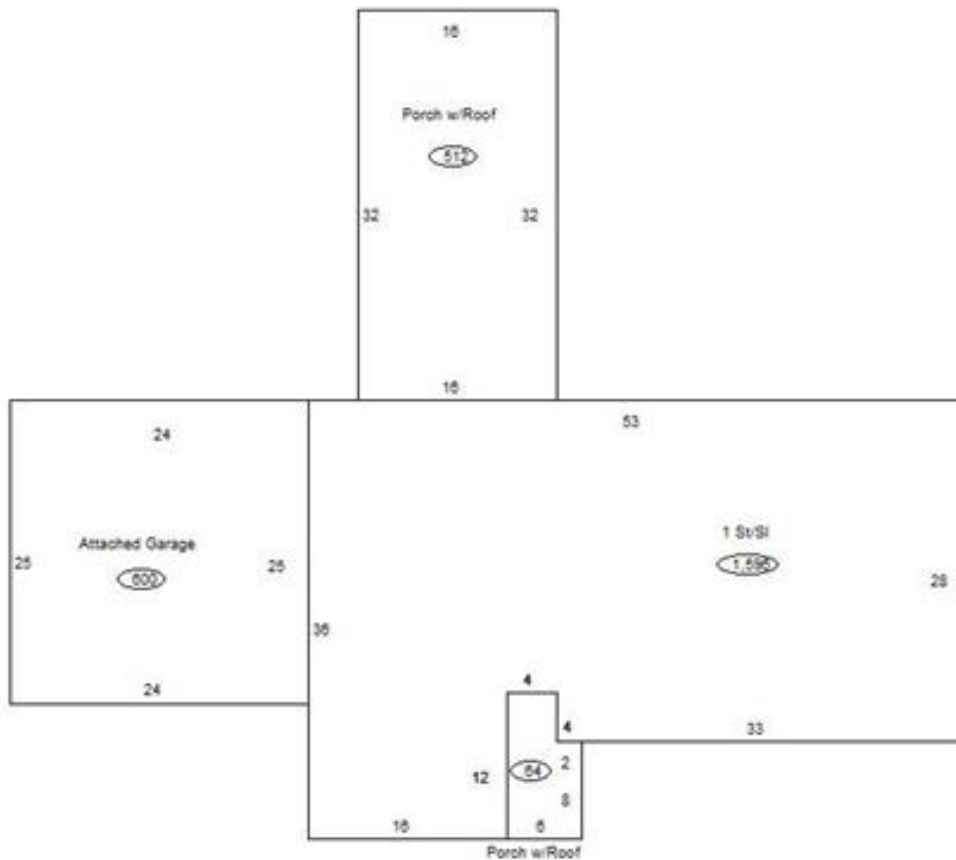
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,596	1.000	1,596
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	512	1.000	512
4	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						1,596		1,596



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3.50 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD