



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:28:55  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029424 <b>Parcel ID</b> 000000-00-0-00027-001-0020 <b>Cadastral ID</b> 34-21-15-04160 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 303747 OLSEN, GREGORY J LIVING TRUST  7374 E DEANO PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07374 E DEANO PL <b>Subdivision</b> BATTENFIELD ACRES 4 <b>Lot/Block</b> 0020 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25802473 -95.69691375																																																																																																																									
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
<b>Exemptions</b>					<b>Sale History</b>																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2576/156</td> <td>OLSEN, GREGORY J &amp;</td> <td>08/23/2016</td> <td>0</td> <td>4</td> </tr> <tr> <td>2131/311</td> <td>OTTERMAN, KEVIN E &amp;</td> <td>09/30/2010</td> <td>224,000</td> <td>YES</td> </tr> <tr> <td>1796/712</td> <td>WILLIS, HAROLD WAYNE &amp;</td> <td>07/28/2006</td> <td>221,500</td> <td>YES</td> </tr> <tr> <td>1180/783</td> <td>HUTCHISON, TERRY B &amp;</td> <td>07/09/1999</td> <td>162,500</td> <td>Yes</td> </tr> <tr> <td>951/416</td> <td>SELLER</td> <td>03/24/1994</td> <td>0</td> <td>No</td> </tr> <tr> <td>843/447</td> <td></td> <td></td> <td>95,500</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2576/156	OLSEN, GREGORY J &	08/23/2016	0	4	2131/311	OTTERMAN, KEVIN E &	09/30/2010	224,000	YES	1796/712	WILLIS, HAROLD WAYNE &	07/28/2006	221,500	YES	1180/783	HUTCHISON, TERRY B &	07/09/1999	162,500	Yes	951/416	SELLER	03/24/1994	0	No	843/447			95,500	No																																																																			
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2576/156	OLSEN, GREGORY J &	08/23/2016	0	4																																																																																																																					
2131/311	OTTERMAN, KEVIN E &	09/30/2010	224,000	YES																																																																																																																					
1796/712	WILLIS, HAROLD WAYNE &	07/28/2006	221,500	YES																																																																																																																					
1180/783	HUTCHISON, TERRY B &	07/09/1999	162,500	Yes																																																																																																																					
951/416	SELLER	03/24/1994	0	No																																																																																																																					
843/447			95,500	No																																																																																																																					
<b>Parcel Valuation</b>																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value</td> <td>86,400</td> <td>50,379</td> <td>11%</td> <td>5,542</td> <td>Assessed</td> <td>34,220</td> <td>3,563.39</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>268,128</td> <td>260,713</td> <td></td> <td>28,678</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>354,528</td> <td>311,092</td> <td></td> <td>34,220</td> <td>Total Taxable</td> <td>33,220</td> <td>3,476.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2011	Land Value	86,400	50,379	11%	5,542	Assessed	34,220	3,563.39	Year Frozen	0	Improvements	268,128	260,713		28,678	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value	354,528	311,092		34,220	Total Taxable	33,220	3,476.00																																																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2011	Land Value	86,400	50,379	11%	5,542	Assessed	34,220	3,563.39																																																																																																																
Year Frozen	0	Improvements	268,128	260,713		28,678	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00																																																																																																																
TIF Project ID	0	Total Value	354,528	311,092		34,220	Total Taxable	33,220	3,476.00																																																																																																																
<b>Assessment History</b>																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660029424</td><td>OLSEN, GREGORY J</td><td>4</td><td>345,504</td><td>1000</td><td>32,223</td><td>3,372.00</td></tr> <tr><td>2024</td><td>2024-660029424</td><td>OLSEN, GREGORY J</td><td>4</td><td>358,923</td><td>1000</td><td>31,256</td><td>3,006.00</td></tr> <tr><td>2023</td><td>2023-660029424</td><td>OLSEN, GREGORY J</td><td>4</td><td>292,417</td><td>1000</td><td>30,316</td><td>2,873.00</td></tr> <tr><td>2022</td><td>2022-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>285,492</td><td>1000</td><td>29,404</td><td>2,836.00</td></tr> <tr><td>2021</td><td>2021-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>268,353</td><td>1000</td><td>28,518</td><td>2,679.00</td></tr> <tr><td>2020</td><td>2020-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>266,627</td><td>1000</td><td>27,761</td><td>2,613.00</td></tr> <tr><td>2019</td><td>2019-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>253,852</td><td>1000</td><td>26,923</td><td>2,575.00</td></tr> <tr><td>2018</td><td>2018-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>263,264</td><td>1000</td><td>27,959</td><td>2,675.00</td></tr> <tr><td>2017</td><td>2017-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>260,789</td><td>1000</td><td>27,686</td><td>2,656.00</td></tr> <tr><td>2016</td><td>2016-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>254,640</td><td>1000</td><td>27,010</td><td>2,599.00</td></tr> <tr><td>2015</td><td>2015-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>248,635</td><td>1000</td><td>26,261</td><td>2,547.00</td></tr> <tr><td>2014</td><td>2014-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>258,592</td><td>1000</td><td>25,467</td><td>2,338.00</td></tr> <tr><td>2013</td><td>2013-660029424</td><td>OLSEN, GREGORY J &amp;</td><td>4</td><td>245,118</td><td>1000</td><td>24,696</td><td>2,349.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660029424	OLSEN, GREGORY J	4	345,504	1000	32,223	3,372.00	2024	2024-660029424	OLSEN, GREGORY J	4	358,923	1000	31,256	3,006.00	2023	2023-660029424	OLSEN, GREGORY J	4	292,417	1000	30,316	2,873.00	2022	2022-660029424	OLSEN, GREGORY J &	4	285,492	1000	29,404	2,836.00	2021	2021-660029424	OLSEN, GREGORY J &	4	268,353	1000	28,518	2,679.00	2020	2020-660029424	OLSEN, GREGORY J &	4	266,627	1000	27,761	2,613.00	2019	2019-660029424	OLSEN, GREGORY J &	4	253,852	1000	26,923	2,575.00	2018	2018-660029424	OLSEN, GREGORY J &	4	263,264	1000	27,959	2,675.00	2017	2017-660029424	OLSEN, GREGORY J &	4	260,789	1000	27,686	2,656.00	2016	2016-660029424	OLSEN, GREGORY J &	4	254,640	1000	27,010	2,599.00	2015	2015-660029424	OLSEN, GREGORY J &	4	248,635	1000	26,261	2,547.00	2014	2014-660029424	OLSEN, GREGORY J &	4	258,592	1000	25,467	2,338.00	2013	2013-660029424	OLSEN, GREGORY J &	4	245,118	1000	24,696	2,349.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660029424	OLSEN, GREGORY J	4	345,504	1000	32,223	3,372.00																																																																																																																		
2024	2024-660029424	OLSEN, GREGORY J	4	358,923	1000	31,256	3,006.00																																																																																																																		
2023	2023-660029424	OLSEN, GREGORY J	4	292,417	1000	30,316	2,873.00																																																																																																																		
2022	2022-660029424	OLSEN, GREGORY J &	4	285,492	1000	29,404	2,836.00																																																																																																																		
2021	2021-660029424	OLSEN, GREGORY J &	4	268,353	1000	28,518	2,679.00																																																																																																																		
2020	2020-660029424	OLSEN, GREGORY J &	4	266,627	1000	27,761	2,613.00																																																																																																																		
2019	2019-660029424	OLSEN, GREGORY J &	4	253,852	1000	26,923	2,575.00																																																																																																																		
2018	2018-660029424	OLSEN, GREGORY J &	4	263,264	1000	27,959	2,675.00																																																																																																																		
2017	2017-660029424	OLSEN, GREGORY J &	4	260,789	1000	27,686	2,656.00																																																																																																																		
2016	2016-660029424	OLSEN, GREGORY J &	4	254,640	1000	27,010	2,599.00																																																																																																																		
2015	2015-660029424	OLSEN, GREGORY J &	4	248,635	1000	26,261	2,547.00																																																																																																																		
2014	2014-660029424	OLSEN, GREGORY J &	4	258,592	1000	25,467	2,338.00																																																																																																																		
2013	2013-660029424	OLSEN, GREGORY J &	4	245,118	1000	24,696	2,349.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:28:55  
 Page 2

Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.3335		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	58,087.00 x 1.49 = 86,400		
Factor Value			
Adjustments	1.0000		
Lot Value	86,400		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0711\IMG\_0005. 7/11/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,326 / 2,814
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,326
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	346,845	123.26	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	3		
Indicated Value	316,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.15	Total Misc Impr	+ 16,667				
Roofing Adj	+ 2.76	Garage Cost	+ 17,548				
Subfloor Adj	+ -1.80	Total RCN	= 353,688				
Heat/Cool Adj	+ 14.47	Depreciation ( 34%)	- 120,254				
Plumbing Adj	+ 7.95	Lump Sums	+ 3,869				
Basement Adj	+ 0.00	RCNLD	= 237,303				
Adj Base Cost	= 113.53	Lot Value	+ 86,400				
Total Area	x 2,814	Indicated Value	= 323,703				
Adjusted Cost	= 319,473	Value Per SqFt	115.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	237,303		
Lot Value	86,400		
Indicated Value	323,703	115.03	Per SqFt
Agland Value			
Site Improvements	30,825		
Total Value	354,528	125.99	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	70474	362		362	28.28		10,237
WODO	WOOD DECK - OPEN	70476	254		254	21.76	30%	3,869



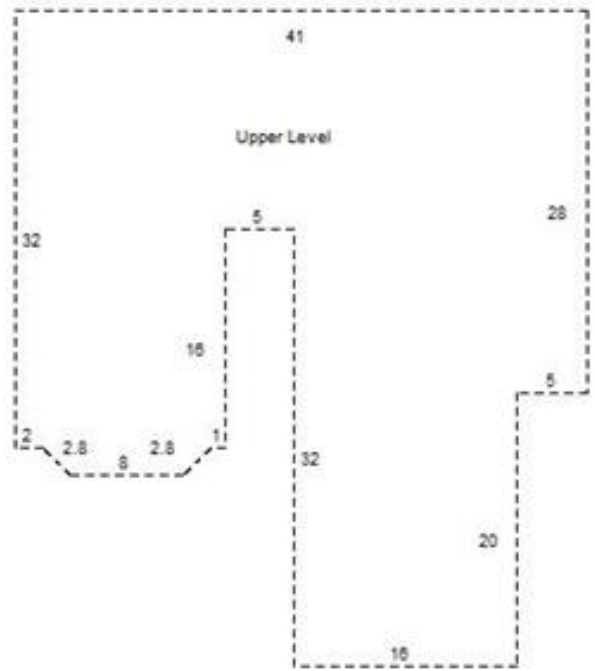
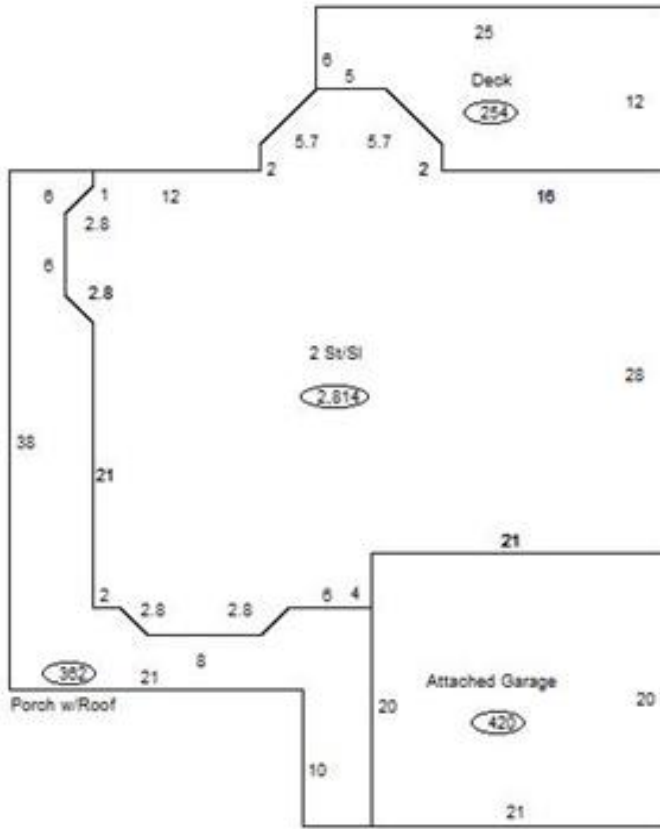
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:28:55  
 Page 3

**Sketch Image**

660029424



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,326	2.122	2,814
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	362	1.000	362
4	U	^UL	Overhang	13	Upper Level	1,488	1.000	1,488
5	M	WODO		13	WODO	254	1.000	254
<b>Total Building Area</b>						1,326		2,814



# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:28:55  
Page 4

660029424

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			900	
	Qual	2	Cond 3	Year 2008	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 900)		28,152		28,152	8,727	19,425
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year 2002	Eff Age 18		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)		30,000		30,000	18,600	11,400