



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 660031713 Parcel ID 000000-00-0-00078-005-0005 Cadastral ID 36-21-15-10570 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 272083 BLEMMEL, RICKY C 9444 E MAGNOLIAWOOD CLAREMORE OK 74019-0000 Parcel Location Situs 09444 E MAGNOLIAWOOD DR Subdivision BRIDGEPORT II Lot/Block 0005 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS | | | | | <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0057.JPG 7/13/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.25214645 -95.66154298 | | | | | | | | | | | | | | | | | | | |
| LOT 5 BLOCK 5 BRIDGEPORT 2 | | | | | 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 | Yes | 1,000 | 1,000 | 1189/549 | POTTS, KEVIN M & BARBARA N | 08/20/1999 | 70,833 | Yes | | | | | | | | | | |
| | | | | | 1082/962 | VREELAND, FRANK & | 09/26/1997 | 58,000 | Yes | | | | | | | | | | |
| | | | | | 1076/714 | HILLCREST PROPERTIES, INC | 08/07/1997 | 7,000 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 104.132 | Current Tax | | | | | | | | | | |
| Remove Cap | 2000 | Land Value | 36,866 | 27,711 | 11% | 3,048 | Assessed | 11,894 | 1,238.54 | | | | | | | | | | |
| Year Frozen | 2023 | Improvements | 106,987 | 80,418 | | 8,846 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -88.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 143,853 | 108,129 | | 11,894 | Total Taxable | 10,894 | 1,151.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660031713 | BLEMMEL, RICKY C | | | 80 | 144,197 | 1000 | 10,894 | 1,151.00 | | | | | | | | | | |
| 2024 | 2024-660031713 | BLEMMEL, RICKY C | | | 80 | 146,632 | 1000 | 10,895 | 1,055.00 | | | | | | | | | | |
| 2023 | 2023-660031713 | BLEMMEL, RICKY C | | | 80 | 124,103 | 1000 | 10,894 | 1,039.00 | | | | | | | | | | |
| 2022 | 2022-660031713 | BLEMMEL, RICKY C | | | 80 | 114,011 | 1000 | 10,547 | 1,024.00 | | | | | | | | | | |
| 2021 | 2021-660031713 | BLEMMEL, RICKY C | | | 80 | 108,164 | 1000 | 10,211 | 965.00 | | | | | | | | | | |
| 2020 | 2020-660031713 | BLEMMEL, RICKY C | | | 80 | 99,612 | 1000 | 9,885 | 937.00 | | | | | | | | | | |
| 2019 | 2019-660031713 | BLEMMEL, RICKY C | | | 80 | 96,073 | 1000 | 9,568 | 922.00 | | | | | | | | | | |
| 2018 | 2018-660031713 | BLEMMEL, RICKY C | | | 80 | 98,670 | 1000 | 9,854 | 950.00 | | | | | | | | | | |
| 2017 | 2017-660031713 | BLEMMEL, RICKY C | | | 80 | 97,917 | 1000 | 9,771 | 944.00 | | | | | | | | | | |
| 2016 | 2016-660031713 | BLEMMEL, RICKY C | | | 80 | 95,549 | 1000 | 9,510 | 921.00 | | | | | | | | | | |
| 2015 | 2015-660031713 | BLEMMEL, RICKY C | | | 80 | 94,641 | 1000 | 9,411 | 919.00 | | | | | | | | | | |
| 2014 | 2014-660031713 | BLEMMEL, RICKY C | | | 80 | 95,385 | 1000 | 9,341 | 864.00 | | | | | | | | | | |
| 2013 | 2013-660031713 | BLEMMEL, RICKY C | | | 80 | 95,172 | 1000 | 9,040 | 866.00 | | | | | | | | | | |




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| Lot Data | Square-Foot - NBHD 1109 #1 | Primary Image |
|--|----------------------------|--|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1422 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,196.00 x 5.95 = 36,866 Factor Value Adjustments 1.0000 Lot Value 36,866 | |  <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0057.JPG 7/13/2022</p> |

| Residential Data | |
|------------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 5% Veneer, Masonry 95% Frame, Siding, Wood |
| Base/Total Area | 968 / 968 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 968 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 440 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1997 / 22 |

| Cost Approach | | Manual : 01/2025 | |
|----------------------|-----------|----------------------------|-----------|
| Base Cost | 107.78 | Total Misc Impr | + 5,147 |
| Roofing Adj | + 4.95 | Garage Cost | + 12,487 |
| Subfloor Adj | + -1.29 | Total RCN | = 150,686 |
| Heat/Cool Adj | + 11.47 | Depreciation (29%) | - 43,699 |
| Plumbing Adj | + 14.54 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 106,987 |
| Adj Base Cost | = 137.45 | Lot Value | + 36,866 |
| Total Area | x 968 | Indicated Value | = 143,853 |
| Adjusted Cost | = 133,052 | Value Per SqFt | 148.61 |

GRM Approach

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

Multiple Regression

| | |
|------------------------|-------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 143,429 148.17 Per SqFt |

Direct Comparables

| | |
|-------------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 134,760 Per SqFt |

Value Reconciliation

| | |
|--------------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 106,987 |
| Lot Value | 36,866 |
| Indicated Value | 143,853 148.61 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 143,853 148.61 Total Value Per SqFt |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------|-----------|-------|------|-------|-----------|------|-------|
| PRCH | SLAB PORCH - COVERED | 75619 | 163 | | 163 | 23.71 | | 3,865 |
| PATO | SLAB PORCH - OPEN | 75620 | 12x10 | | 120 | 10.68 | | 1,282 |



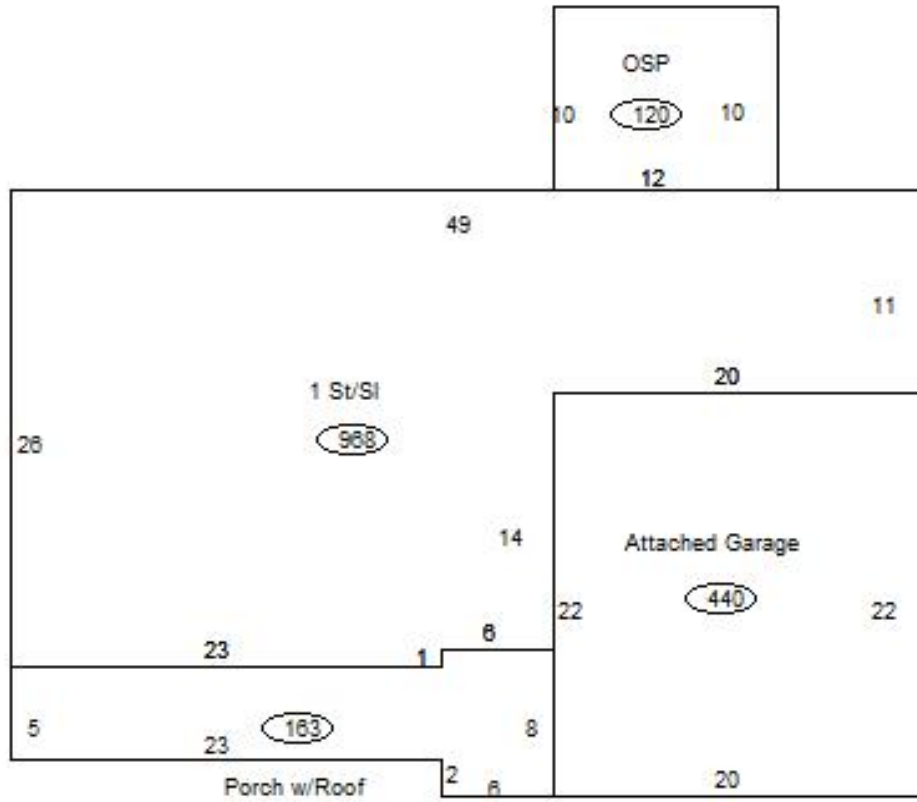
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Sketch Image

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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 | 968 | 1.000 | 968 |
| 2 | G | 1 | | 13 | Attached Garage | 440 | 1.000 | 440 |
| 3 | M | PRCH | | 13 | SLBC | 163 | 1.000 | 163 |
| 4 | M | PATO | | 13 | Open Slab | 120 | 1.000 | 120 |
| Total Building Area | | | | | | 968 | | 968 |