



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 | 660058936 | | | | | | | | | | | | | |
| Parcel ID | 23N16E-35-2-00000-000-0000 | | | | | | | | | | | | | |
| Cadastral ID | 35-23-16-00210 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | RA | VI Area | 2 | | | | | | | | | | | |
| Tax Area | 13 - FOYIL/ NW FIRE | | | | | | | | | | | | | |
| Name ID | 341026 | | | | | | | | | | | | | |
| WILLIAMS, BENNIE R & MELINDA S | | | | | | | | | | | | | | |
| REVOCABLE TRUST & RYAN & KATHRYN WILLIAMS | | | | | | | | | | | | | | |
| 12605 S 4170 RD CLAREMORE OK 74017-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 12605 S 4170 RD | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 90.5 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 35 / 23 / 16 / 2 | | | | | | | | | | | | | |
| Neighborhood | 4050 - CHELSEA FOYIL RURAL | | | | | | | | | | | | | |
| School District | S007 - FOYIL SCHOOLS | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.42949816 -95.57503335 | | | | | | | | | | | | | | |
| Building Permits | | | | | | | | | | | | | | |
| S2 SW NW & N2 NW SW & SW NW SW & NE SW & E 16.5' SE SW | | | | | | | | | | | | | | |
| <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 | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| / | WILLIAMS, BENNIE ROY & BROWN, PAUL W | 03/14/2023 | 0 | WB | | | | | | | | | | |
| 971/17 | | 10/12/1994 | 214,000 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 102.682 | Current Tax | | | | | | |
| Remove Cap | 0 | Land Value | 11,702 | 11,702 | 11% | 1,287 | Assessed | 47,952 | | | | | | |
| Year Frozen | 0 | Improvements | 626,327 | 424,230 | | 46,665 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | | | | | | |
| TIF Project ID | 0 | Total Value | 638,029 | 435,932 | | 47,952 | Total Taxable | 46,952 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-660058936 | WILLIAMS, BENNIE R & MELINDA S | 13 | 653,825 | 1000 | 45,555 | 4,691.00 | | | | | | | |
| 2024 | 2024-660058936 | WILLIAMS, BENNIE R & MELINDA S | 13 | 410,908 | 1000 | 44,199 | 4,657.00 | | | | | | | |
| 2023 | 2023-660058936 | WILLIAMS, BENNIE R & MELINDA S | 13 | 405,444 | 1000 | 43,599 | 4,588.00 | | | | | | | |
| 2022 | 2022-660058936 | WILLIAMS, BENNIE ROY & | 13 | 405,435 | 1000 | 43,598 | 4,539.00 | | | | | | | |
| 2021 | 2021-660058936 | WILLIAMS, BENNIE ROY & | 13 | 398,048 | 1000 | 42,785 | 4,310.00 | | | | | | | |
| 2020 | 2020-660058936 | WILLIAMS, BENNIE ROY & | 13 | 398,379 | 1000 | 42,729 | 4,454.00 | | | | | | | |
| 2019 | 2019-660058936 | WILLIAMS, BENNIE ROY & | 13 | 385,959 | 1000 | 41,455 | 4,315.00 | | | | | | | |
| 2018 | 2018-660058936 | WILLIAMS, BENNIE ROY & | 13 | 399,225 | 1000 | 42,915 | 4,407.00 | | | | | | | |
| 2017 | 2017-660058936 | WILLIAMS, BENNIE ROY & | 13 | 394,836 | 1000 | 42,432 | 4,295.00 | | | | | | | |
| 2016 | 2016-660058936 | WILLIAMS, BENNIE ROY & | 13 | 385,523 | 1000 | 41,407 | 4,377.00 | | | | | | | |
| 2015 | 2015-660058936 | WILLIAMS, BENNIE ROY & | 13 | 376,001 | 1000 | 40,360 | 4,188.00 | | | | | | | |
| 2014 | 2014-660058936 | WILLIAMS, BENNIE ROY & | 13 | 386,074 | 1000 | 40,952 | 4,127.00 | | | | | | | |
| 2013 | 2013-660058936 | WILLIAMS, BENNIE ROY & | 13 | 373,974 | 1000 | 39,730 | 3,940.00 | | | | | | | |



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| Lot Data | Primary Image |
|--|---------------|
| Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE) Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value | |

| Residential Data | |
|------------------|--------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3.5 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,696 / 2,696 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 2.0 / 1.0 |
| Basement Area | |
| Garage Type | 650 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1988 / 29 |



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/26/2021

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

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adusted R | |
| Indicated Value | |

| Direct Comparables | |
|--------------------|------------|
| Selection Model | 1 Res |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|----------|-----------------|-----------|------------------|-----------|---------------------|-----------|
| Base Cost | 105.11 | Total Misc Impr | + 71,767 | Roofing Adj | + 5.01 | Garage Cost | + 30,150 |
| Subfloor Adj | + 0.00 | Total RCN | = 458,948 | Heat/Cool Adj | + 14.18 | Depreciation (36%) | - 165,221 |
| Plumbing Adj | + 8.13 | Lump Sums | + 0 | Basement Adj | + 0.00 | RCNLD | = 293,727 |
| Adj Base Cost | = 132.43 | Lot Value | + 293,727 | Total Area | x 2,696 | Indicated Value | = 293,727 |
| | | Value Per SqFt | 108.95 | Adjusted Cost | = 357,031 | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 293,727 | | |
| Lot Value | | | |
| Indicated Value | 293,727 | 108.95 | Per SqFt |
| Agland Value | 11,702 | | |
| Site Improvements | 332,600 | | |
| Total Value | 638,029 | 236.66 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|----------------------|-----------|-------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| PRCH | SLAB PORCH - COVERED | 79977 | 2721 | | 2,721 | 24.22 | 65,903 |
| CPDT | Carport - Detached | 79978 | 26x18 | | 468 | 12.53 | 5,864 |



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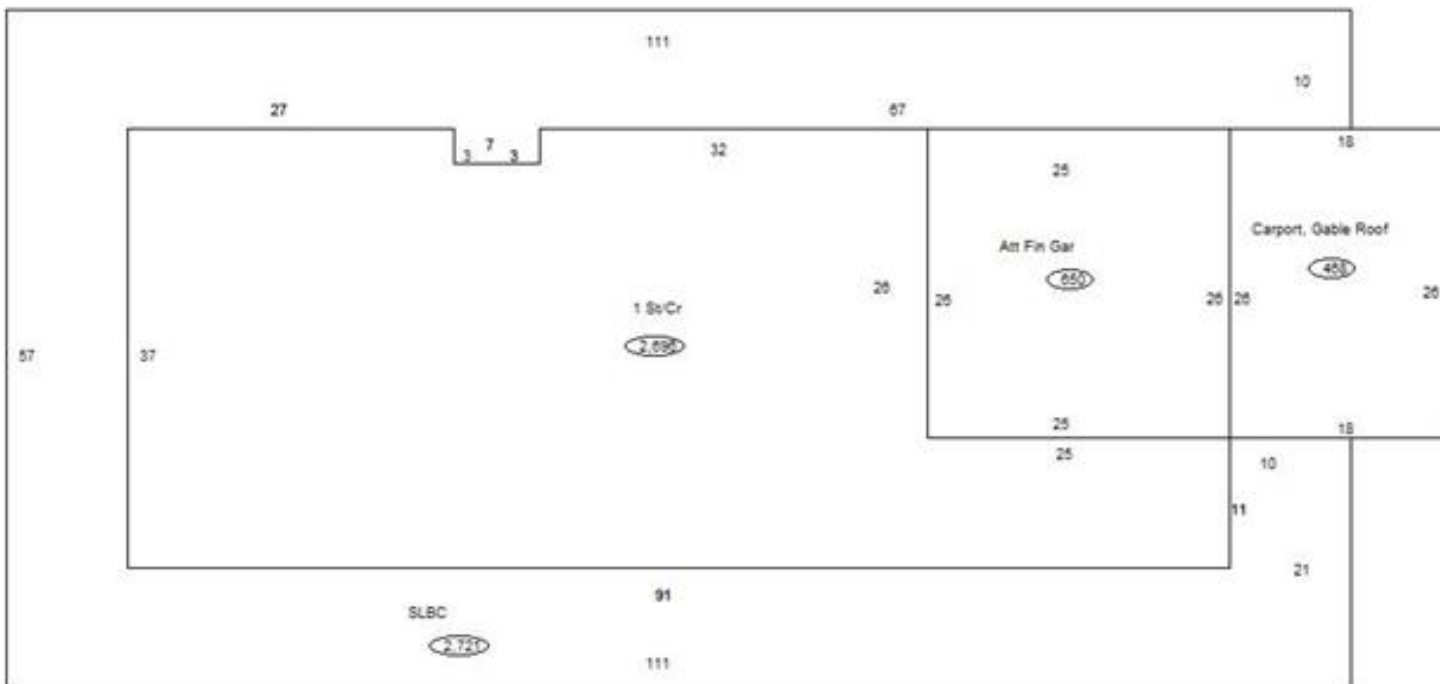
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 13 | 1 St/Cr | 2,696 | 1.000 | 2,696 |
| 2 | G | 5 | | 13 | Att Fin Gar | 650 | 1.000 | 650 |
| 3 | M | PRCH | | 13 | SLBC | 2,721 | 1.000 | 2,721 |
| 4 | G | 3 | | 13 | Carport, Gable Roof | 468 | 1.000 | 468 |
| Total Building Area | | | | | | 2,696 | | 2,696 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|---------------------------|--------------------|-----------------------|------------|--------------------------------|--------------|
|  | LOAF | LOAFING SHED | 18x32x8 | Dirt | Formed Metal | 576 |
| | Qual 3 | Cond 3 | Year 2010 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (46% Phys/ % Func) | RCNLD |
| | Base Cost (6.82 x 576) | | 3,928 | 3,928 | 1,807 | 2,121 |
|  | HS | Hay Shed | 40x150x10 | Dirt | | 6,000 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x 6,000) | | 28,080 | 28,080 | | 28,080 |
|  | LOAF | LOAFING SHED | 18x30x8 | Dirt | Formed Metal | 540 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age 18 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (56% Phys/ % Func) | RCNLD |
| | Base Cost (6.82 x 540) | | 3,683 | 3,683 | 2,062 | 1,621 |
|  | CHS | CHKEN HSE/SQUA SHD | 47x500x8 | Dirt | | 23,500 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (2.66 x 23,500) | | 62,510 | 62,510 | 31,255 | 31,255 |
|  | CHS | CHKEN HSE/SQUA SHD | 47x500x8 | Dirt | | 23,500 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (2.66 x 23,500) | | 62,510 | 62,510 | 31,255 | 31,255 |
|  | CHS | CHKEN HSE/SQUA SHD | 47x500x8 | Dirt | | 23,500 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (2.66 x 23,500) | | 62,510 | 62,510 | 31,255 | 31,255 |
|  | CHS | CHKEN HSE/SQUA SHD | 47x500x8 | Dirt | | 23,500 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (2.66 x 23,500) | | 62,510 | 62,510 | 31,255 | 31,255 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|---------------------------|------------------------|-----------------------|------------|---------------------------------|--------------|
| | CHS | CHKEN HSE/SQUA SHD | 47x500x8 | Dirt | | 23,500 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age | 12 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (2.66 x 23,500) | 62,510 | | 62,510 | 31,255 | 31,255 |
| | CHS | CHKEN HSE/SQUA SHD | 47x500x8 | Dirt | | 23,500 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age | 12 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (2.66 x 23,500) | 62,510 | | 62,510 | 31,255 | 31,255 |
| | CHS | CHKEN HSE/SQUA SHD | 47x500x8 | Dirt | | 23,500 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age | 12 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (2.66 x 23,500) | 62,510 | | 62,510 | 31,255 | 31,255 |
| | CHS | CHKEN HSE/SQUA SHD | 47x500x8 | Dirt | | 23,500 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age | 12 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (2.66 x 23,500) | 62,510 | | 62,510 | 31,255 | 31,255 |
| | BNGP | Barn - General Purpose | 60x34x10 | Dirt | Formed Metal | 2,040 |
| | Qual 3 | Cond 3 | Year 2002 | Eff Age | 18 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (43% Phys/ % Func) | RCNLD |
| | Base Cost (19.57 x 2,040) | 39,923 | | 39,923 | 17,167 | 22,756 |
| | LNT0 | LEAN-TO | 48x12x10 | Dirt | Formed Metal | 576 |
| | Qual 3 | Cond 3 | Year 1990 | Eff Age | 27 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (7.90 x 576) | 4,550 | | 4,550 | 3,640 | 910 |
| | BNGP | Barn - General Purpose | 73x36x10 | Dirt | Formed Metal | 2,628 |
| | Qual 3 | Cond 3 | Year 1980 | Eff Age | 35 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (45% Phys/ 0% Func) | RCNLD |
| | Base Cost (18.73 x 2,628) | 49,222 | | 49,222 | 22,150 | 27,072 |



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Agland Inventory

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| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| HLC | HECTOR-LINKER FINE SANDY | TMBR | 35 | | 0 | 10.000 | 63 | 63 | 630 | 630 |
| TMBR Totals | | | | | | 10.000 | | | 630 | 630 |
| SO | SOGN SOILS | NTV PST | 15 | | 0 | 15.000 | 36 | 36 | 540 | 540 |
| SUC | SUMMIT SILTY CLAY LOAM 3- | NTV PST | 67 | | 0 | 65.500 | 161 | 161 | 10,532 | 10,532 |
| NTV PST Totals | | | | | | 80.500 | | | 11,072 | 11,072 |
| Total Agland | | | | | | 90.500 | | | 11,702 | 11,702 |