



# 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   | 660063266                    |                               |          |             | No Image On File |                                  |            |             |        |  |  |  |  |  |
| Parcel ID   | 000000-00-0-00829-001-0025   |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Cadastral ID  | 34-21-16-03400               |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Property Type   | REAL - Real Property         |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Property Class  | RRP                          | VI Area 1                     |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Tax Area  | 5 - JUSTUS RURAL/NO FIRE     |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Name ID   | 325120                       |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| BINKLEY, DOUGLAS &<br>MELISSA MAE   |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| 24677 S WELLS RANCH RD<br>CLAREMORE OK 74019-0000   |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Parcel Location   |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Situs   |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Subdivision   | TIMBER VIEW                  |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Lot/Block   | 0025 / 0001                  | Parcel Size 1 - Lots          |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Sec/Twn/Rng   | 34 / 21 / 16 / 5             |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Neighborhood  | 1127 - R-V01,3,4-SE JUSTUS   |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| School District   | S009 - JUSTUS-TIAWAH SCHOOLS |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Legal Description Lat/Long: 36.25418123 -95.57953300  |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Building Permits  |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| LOT 25 BLOCK 1 TIMBER VIEW  |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| <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   |  |  |  |  |  |
|   |                              |                               |          |             | 2724/733         | KOONS, HARRY FRANKLIN & SONDR    | 07/11/2018 | 17,000      | YES    |  |  |  |  |  |
|   |                              |                               |          |             | 1208/325         | YORK, DICK CO-TRUSTEE &-JIM SEIF | 12/29/1999 | 50,000      | No     |  |  |  |  |  |
|   |                              |                               |          |             | 1071/200         | YORK, DICK TRUSTEE               | 06/30/1997 | 0           | No     |  |  |  |  |  |
| Parcel Valuation  |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Source  | REAL                         | Fair Cash                     | Capped   | Asmnt Level | Assessed         | Levy Rate                        | 83.050     | Current Tax |        |  |  |  |  |  |
| Remove Cap  | 2019                         | Land Value                    | 60,602   | 19,679      | 11%              | 2,165                            | Assessed   | 2,165       | 179.80 |  |  |  |  |  |
| Year Frozen   | 0                            | Improvements                  | 0        | 0           | 0                | Penalty                          | 0          |             |        |  |  |  |  |  |
| Uncapped Value  | 0                            | Mobile Home                   | 0        | 0           | 0                | Exemption                        | 0          | 0.00        |        |  |  |  |  |  |
| TIF Project ID  | 0                            | Total Value                   | 60,602   | 19,679      | 2,165            | Total Taxable                    | 2,165      | 180.00      |        |  |  |  |  |  |
| Assessment History  |                              |                               |          |             |                  |                                  |            |             |        |  |  |  |  |  |
| Tax Year  | Statement Number             | Billed Owner                  | Tax Area | Total Value | Exemptions       | Taxable Value                    | Billed Tax |             |        |  |  |  |  |  |
| 2025  | 2025-660063266               | BINKLEY, DOUGLAS &            | 5        | 60,602      | 0                | 2,062                            | 171.00     |             |        |  |  |  |  |  |
| 2024  | 2024-660063266               | BINKLEY, DOUGLAS &            | 5        | 60,602      | 0                | 1,964                            | 164.00     |             |        |  |  |  |  |  |
| 2023  | 2023-660063266               | BINKLEY, DOUGLAS &            | 5        | 17,000      | 0                | 1,870                            | 156.00     |             |        |  |  |  |  |  |
| 2022  | 2022-660063266               | BINKLEY, DOUGLAS &            | 5        | 17,000      | 0                | 1,870                            | 156.00     |             |        |  |  |  |  |  |
| 2021  | 2021-660063266               | BINKLEY, DOUGLAS &            | 5        | 17,000      | 0                | 1,870                            | 159.00     |             |        |  |  |  |  |  |
| 2020  | 2020-660063266               | BINKLEY, DOUGLAS &            | 5        | 17,000      | 0                | 1,870                            | 158.00     |             |        |  |  |  |  |  |
| 2019  | 2019-660063266               | BINKLEY, DOUGLAS &            | 5        | 17,000      | 0                | 1,870                            | 162.00     |             |        |  |  |  |  |  |
| 2018  | 2018-660063266               | BINKLEY, DOUGLAS &            | 5        | 17,000      | 0                | 1,870                            | 162.00     |             |        |  |  |  |  |  |
| 2017  | 2017-660063266               | KOONS, HARRY FRANKLIN & SONDR | 5        | 17,000      | 0                | 1,870                            | 153.00     |             |        |  |  |  |  |  |
| 2016  | 2016-660063266               | KOONS, HARRY FRANKLIN & SONDR | 5        | 17,000      | 0                | 1,870                            | 160.00     |             |        |  |  |  |  |  |
| 2015  | 2015-660063266               | KOONS, HARRY FRANKLIN & SONDR | 5        | 17,000      | 0                | 1,870                            | 158.00     |             |        |  |  |  |  |  |
| 2014  | 2014-660063266               | KOONS, HARRY FRANKLIN & SONDR | 5        | 25,000      | 0                | 1,819                            | 156.00     |             |        |  |  |  |  |  |
| 2013  | 2013-660063266               | KOONS, HARRY FRANKLIN & SONDR | 5        | 25,000      | 0                | 1,733                            | 151.00     |             |        |  |  |  |  |  |



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| Lot Data                          |                           | Square-Foot - NBHD 1127 #1 |                      | Primary Image                       |       |           |      |       |
|-----------------------------------|---------------------------|----------------------------|----------------------|-------------------------------------|-------|-----------|------|-------|
| Lot Size                          |                           |                            |                      |                                     |       |           |      |       |
| Lot Count                         |                           |                            |                      |                                     |       |           |      |       |
| Units Buildable                   | 1                         |                            |                      |                                     |       |           |      |       |
| Non-Ag Acres                      | 1.125                     |                            |                      |                                     |       |           |      |       |
| Topography                        |                           |                            |                      |                                     |       |           |      |       |
| Street Access                     |                           |                            |                      |                                     |       |           |      |       |
| Utilities                         |                           |                            |                      |                                     |       |           |      |       |
| Amenities                         | LAND QUALITY              | 0                          | 0                    |                                     |       |           |      |       |
| Method                            | Square-Foot               |                            |                      |                                     |       |           |      |       |
| Base Lot Value                    | 49,003.00 x 1.24 = 60,602 |                            |                      |                                     |       |           |      |       |
| Factor Value                      |                           |                            |                      |                                     |       |           |      |       |
| Adjustments                       | 1.0000                    |                            |                      |                                     |       |           |      |       |
| Lot Value                         | 60,602                    |                            |                      |                                     |       |           |      |       |
| <b>Residential Data</b>           |                           |                            |                      |                                     |       |           |      |       |
| Type                              |                           |                            |                      |                                     |       |           |      |       |
| Condition                         | -                         |                            |                      |                                     |       |           |      |       |
| Quality                           | -                         |                            |                      |                                     |       |           |      |       |
| Architecture                      |                           |                            |                      |                                     |       |           |      |       |
| Style                             |                           |                            |                      |                                     |       |           |      |       |
| Exterior Wall                     |                           |                            |                      |                                     |       |           |      |       |
| Base/Total Area                   | /                         |                            |                      | <b>GRM Approach</b>                 |       |           |      |       |
| Style                             |                           |                            |                      | GRM Code                            |       |           |      |       |
| HVAC                              |                           |                            |                      | Gross Rent 0.00                     |       |           |      |       |
| Roof Cover                        |                           |                            |                      | Indicated Value                     |       |           |      |       |
| Area on Slab                      |                           |                            |                      | <b>Multiple Regression</b>          |       |           |      |       |
| Fixture/RghIn                     | /                         |                            |                      | MRA Code                            |       |           |      |       |
| Bed/F/H Bath                      | / /                       |                            |                      | Adusted R                           |       |           |      |       |
| Basement Area                     |                           |                            |                      | Indicated Value                     |       |           |      |       |
| Garage Type                       |                           |                            |                      | <b>Direct Comparables</b>           |       |           |      |       |
| Remodel                           |                           |                            |                      | Selection Model A Adam Test         |       |           |      |       |
| Year/Eff Age                      | /                         |                            |                      | Adjustment Model 1 2022 Residential |       |           |      |       |
| <b>Cost Approach</b>              |                           | <b>Manual : 01/2025</b>    |                      |                                     |       |           |      |       |
| Base Cost                         | 0.00                      | Total Misc Impr            | +                    | 0                                   |       |           |      |       |
| Roofing Adj                       | + 0.00                    | Garage Cost                | +                    |                                     |       |           |      |       |
| Subfloor Adj                      | + 0.00                    | Total RCN                  | =                    | 0                                   |       |           |      |       |
| Heat/Cool Adj                     | + 0.00                    | Depreciation ( 0%)         | -                    | 0                                   |       |           |      |       |
| Plumbing Adj                      | + 0.00                    | Lump Sums                  | +                    | 0                                   |       |           |      |       |
| Basement Adj                      | + 0.00                    | RCNLD                      | =                    |                                     |       |           |      |       |
| Adj Base Cost                     | = 0.00                    | Lot Value                  | +                    | 60,602                              |       |           |      |       |
| Total Area                        | x                         | Indicated Value            | =                    | 60,602                              |       |           |      |       |
| Adjusted Cost                     | = 0                       | Value Per SqFt             |                      | 0.00                                |       |           |      |       |
| <b>Value Reconciliation</b>       |                           |                            |                      |                                     |       |           |      |       |
| Selected Approach Cost Approach   |                           |                            |                      |                                     |       |           |      |       |
| Improvements                      |                           |                            |                      |                                     |       |           |      |       |
| Lot Value                         | 60,602                    |                            |                      |                                     |       |           |      |       |
| Indicated Value                   | 60,602                    | 0.00                       | Per SqFt             |                                     |       |           |      |       |
| Agland Value                      |                           |                            |                      |                                     |       |           |      |       |
| Site Improvements                 |                           |                            |                      |                                     |       |           |      |       |
| Total Value                       | 60,602                    | 0.00                       | Total Value Per SqFt |                                     |       |           |      |       |
| <b>Miscellaneous Improvements</b> |                           |                            |                      |                                     |       |           |      |       |
| Code                              | Description               | Sketch ID                  | Size                 | Year                                | Units | Unit Cost | Depr | Value |