



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:07:16  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660073597 <b>Parcel ID</b> 000000-00-0-00815-001-0002 <b>Cadastral ID</b> 35-21-15-00810 <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> 275773 BLANCHARD, DONALD E JR  24975 KY AVE CLAREMORE OK 74019-4348  <b>Parcel Location</b> <b>Situs</b> 24975 KY AVE <b>Subdivision</b> MEADOWS ON THE RIDGE <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 35 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>11/20/2018 12:58</p> <p>\\tsclient\C\TOMS PC PICS\2018-11-20 11-20-2018\11-20-2018 03 11/21/2018</p>														
<b>Legal Description</b> Lat/Long: 36.25011494 -95.67150908																			
LOT 2 BLOCK 1 THE MEADOWS ON THE RIDGE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2483/220	BLANCHARD, DONALD E JR &	06/25/2015	0	4										
					1262/698	SHUNATONA, DAVID WILLIAM &	12/22/2000	126,000	Yes										
					1194/178	DORSEY INC	09/24/1999	108,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	2001		Land Value 76,082	34,843	11%	3,833	Assessed	20,978	2,184.48										
Year Frozen	0		Improvements 163,518	155,858		17,145	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		<b>Total Value</b> 239,600	190,701		20,978	<b>Total Taxable</b>	19,978	2,097.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660073597	BLANCHARD, DONALD E JR			4	231,064	1000	19,366	2,033.00										
2024	2024-660073597	BLANCHARD, DONALD E JR			4	227,207	1000	18,773	1,810.00										
2023	2023-660073597	BLANCHARD, DONALD E JR			4	184,883	1000	18,197	1,728.00										
2022	2022-660073597	BLANCHARD, DONALD E JR			4	182,527	1000	17,638	1,706.00										
2021	2021-660073597	BLANCHARD, DONALD E JR			4	164,502	1000	17,095	1,610.00										
2020	2020-660073597	BLANCHARD, DONALD E JR			4	162,029	1000	16,663	1,573.00										
2019	2019-660073597	BLANCHARD, DONALD E JR			4	155,897	1000	16,149	1,549.00										
2018	2018-660073597	BLANCHARD, DONALD E JR			4	160,137	1000	16,615	1,593.00										
2017	2017-660073597	BLANCHARD, DONALD E JR			4	158,913	1000	16,480	1,585.00										
2016	2016-660073597	BLANCHARD, DONALD E JR			4	155,175	1000	16,069	1,550.00										
2015	2015-660073597	BLANCHARD, DONALD E JR			4	151,622	1000	15,678	1,525.00										
2014	2014-660073597	BLANCHARD, DONALD E JR &			4	154,277	1000	15,520	1,428.00										
2013	2013-660073597	BLANCHARD, DONALD E JR &			4	145,809	1000	15,039	1,434.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:07:16  
 Page 2

Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count			
Units Buildable	14000		
Non-Ag Acres	1.0548		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,948.00 x 1.66 = 76,082		
Factor Value			
Adjustments	1.0000		
Lot Value	76,082		



\\tsclient\C\TOMS PC PICS\2018-11-20 11-20-2018\11-20-2018 03 11/21/2018

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,061 / 1,455
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,061
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	587 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	198,260 136.26 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	215,930 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	154,134
Lot Value	76,082
Indicated Value	230,216 158.22 Per SqFt
Agland Value	
Site Improvements	9,384
Total Value	239,600 164.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.45	Total Misc Impr	+ 17,839
Roofing Adj	+ 4.14	Garage Cost	+ 15,532
Subfloor Adj	+ -0.93	Total RCN	= 205,512
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 51,378
Plumbing Adj	+ 12.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,134
Adj Base Cost	= 118.31	Lot Value	+ 76,082
Total Area	x 1,455	Indicated Value	= 230,216
Adjusted Cost	= 172,141	Value Per SqFt	158.22

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	86920	38x5		190	23.60		4,484
EPSW	ENCLOSED PORCH - SOLID WALL	86921	18x12		216	61.83		13,355



# Rogers

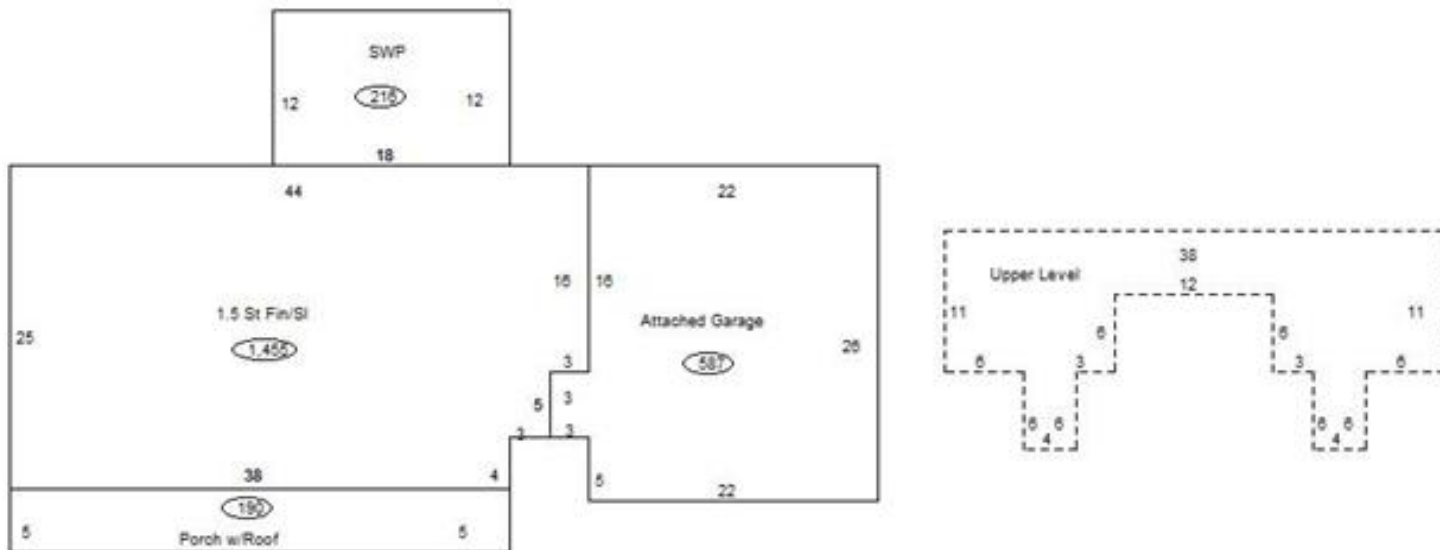
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:07:16  
 Page 3

### Sketch Image

660073597



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,061	1.371	1,455
2	G	1		13	Attached Garage	587	1.000	587
3	M	PRCH		13	SLBC	190	1.000	190
4	M	EPSW		13	EPSW	216	1.000	216
5	U	^UL	Overhang	13	Upper Level	394	1.000	394
<b>Total Building Area</b>						1,061		1,455



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:07:16  
Page 4

660073597

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.28 x 600)	18,768	18,768	9,384	9,384