



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:10:36
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|----------------------|----------------|------------------|---|-------------------------------|-------------|--------------|-------------|--------|-------------|-----------|--------|-------------|----------|-----------|---------|-------------|------------|------|-------------------|--------|-----|-------|----------|--------|----------|-------------|---|----------------------|---------|--|--------|---------|---|--|----------------|---|---------------|---|--|---|-----------|-------|--------|----------------|---|---------------------|---------|--|--------|---------------|--------|----------|
| Account 660074578 Parcel ID 000000-00-0-00881-009-0002 Cadastral ID 11-20-15-03460 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 302778 DOWDEN, ROY L & STACEY 26433 ARROWOOD DR CLAREMORE OK 74019-0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Location Situs 26433 ARROWOOD DR Subdivision VINTAGE AT VERDIGRIS Lot/Block 0002 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.23081513 -95.69006885 | | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT 2 BLOCK 9 THE VINTAGE AT VERDIGRIS | | | | | <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 | 2102/709 | DUARTE, PAMELA K | 05/13/2010 | 129,500 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1757/718 | LACY, JENNIFER D | 03/10/2006 | 122,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1220/526 | J D BASLER AND ASSOCIATES-INC | 03/24/2000 | 103,000 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1194/210 | VINTAGE DEVELOPMENT LLC | 09/20/1999 | 17,000 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | <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 32,343</td> <td>31,148</td> <td>11%</td> <td>3,426</td> <td>Assessed</td> <td>19,258</td> <td>2,005.37</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 161,405</td> <td>143,927</td> <td></td> <td>15,832</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 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 193,748</td> <td>175,075</td> <td></td> <td>19,258</td> <td>Total Taxable</td> <td>18,258</td> <td>1,918.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 104.132 | Current Tax | Remove Cap | 2011 | Land Value 32,343 | 31,148 | 11% | 3,426 | Assessed | 19,258 | 2,005.37 | Year Frozen | 0 | Improvements 161,405 | 143,927 | | 15,832 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -87.00 | TIF Project ID | 0 | Total Value 193,748 | 175,075 | | 19,258 | Total Taxable | 18,258 | 1,918.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 104.132 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2011 | Land Value 32,343 | 31,148 | 11% | 3,426 | Assessed | 19,258 | 2,005.37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 161,405 | 143,927 | | 15,832 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -87.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 193,748 | 175,075 | | 19,258 | Total Taxable | 18,258 | 1,918.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660074578 | DOWDEN, ROY L & | 80 | 188,455 | 1000 | 17,698 | 1,860.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660074578 | DOWDEN, ROY L & | 80 | 199,520 | 1000 | 17,153 | 1,654.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660074578 | DOWDEN, ROY L & | 80 | 171,343 | 1000 | 16,624 | 1,580.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660074578 | DOWDEN, ROY L & | 80 | 167,792 | 1000 | 16,111 | 1,558.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660074578 | DOWDEN, ROY L & | 80 | 151,024 | 1000 | 15,613 | 1,471.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660074578 | DOWDEN, ROY L & | 80 | 150,057 | 1000 | 15,195 | 1,435.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660074578 | DOWDEN, ROY L & | 80 | 142,939 | 1000 | 14,723 | 1,413.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660074578 | DOWDEN, ROY L & | 80 | 147,915 | 1000 | 15,271 | 1,466.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660074578 | DOWDEN, ROY L & | 80 | 146,721 | 1000 | 14,850 | 1,429.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660074578 | DOWDEN, ROY L & | 80 | 143,165 | 1000 | 14,388 | 1,390.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660074578 | DOWDEN, ROY L & | 80 | 139,821 | 1000 | 13,940 | 1,357.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660074578 | DOWDEN, ROY L & | 80 | 142,138 | 1000 | 13,504 | 1,244.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660074578 | DOWDEN, ROY L & | 80 | 135,284 | 1000 | 13,082 | 1,249.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:10:37
 Page 2

| Lot Data | Square-Foot - NBHD 1139 #1 | Primary Image |
|---|----------------------------|--|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1669 Topography Street Access Utilities Amenities 0 Method LOT 0 Method Square-Foot Base Lot Value 7,268.00 x 4.45 = 32,343 Factor Value Adjustments 1.0000 Lot Value 32,343 | |  <p>660074578 10/01/25</p> |

| Residential Data | |
|------------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 30% Veneer, Masonry 70% Frame, Siding, Vinyl |
| Base/Total Area | 1,581 / 1,581 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,581 |
| Fixture/RghIn | 12 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 440 Attached Garage - Finished 2 Stalls |
| Remodel | |
| Year/Eff Age | 2000 / 20 |

660074578_001.JPG 10/15/2025

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

| Multiple Regression | | | |
|------------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 184,719 | 116.84 | Per SqFt |

| Direct Comparables | | | |
|-------------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 189,650 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|----------------------------|---|------------------|--|--|--|
| Base Cost | 99.16 | Total Misc Impr | + | 4,149 | | | |
| Roofing Adj | + 4.46 | Garage Cost | + | 15,646 | | | |
| Subfloor Adj | + -1.15 | Total RCN | = | 215,207 | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (25%) | - | 53,802 | | | |
| Plumbing Adj | + 9.66 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 161,405 | | | |
| Adj Base Cost | = 123.60 | Lot Value | + | 32,343 | | | |
| Total Area | x 1,581 | Indicated Value | = | 193,748 | | | |
| Adjusted Cost | = 195,412 | Value Per SqFt | | 122.55 | | | |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 161,405 | | |
| Lot Value | 32,343 | | |
| Indicated Value | 193,748 | 122.55 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 193,748 | 122.55 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| PRCH | SLAB PORCH - COVERED | 88840 | 6x5 | | 30 | 24.17 | 725 |
| PRCH | SLAB PORCH - COVERED | 88841 | 16x9 | | 144 | 23.78 | 3,424 |

