



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:31:44  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074802 <b>Parcel ID</b> 000000-00-0-00202-002-0007 <b>Cadastral ID</b> 02-20-15-06340 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 347275 KELLER, MARY ANN  25475 HUMPHRIES CIR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25475 HUMPHRIES CIR <b>Subdivision</b> COTTONWOOD HILL <b>Lot/Block</b> 0007 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1146 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.24247725 -95.68881854																																																																																																																									
<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>6633</td> <td>NEW HOME</td> <td>03/2001</td> <td>09/2001</td> <td>68,850</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6633	NEW HOME	03/2001	09/2001	68,850																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
6633	NEW HOME	03/2001	09/2001	68,850																																																																																																																					
<b>Exemptions</b>					<b>Sale History</b>																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>STOUT, MICHAEL E &amp;</td> <td>06/05/2025</td> <td>305,000</td> <td>YES</td> </tr> <tr> <td>2195/465</td> <td>KELLY, PAT E &amp;</td> <td>09/16/2011</td> <td>164,500</td> <td>YES</td> </tr> <tr> <td>1950/203</td> <td>WRIGHT, PATRICK &amp; MARGARET</td> <td>04/29/2008</td> <td>159,000</td> <td>YES</td> </tr> <tr> <td>1299/198</td> <td>DORSEY INC</td> <td>06/22/2001</td> <td>129,000</td> <td>YES</td> </tr> <tr> <td>1273/105</td> <td>VERDIGRIS LAND CO LLC</td> <td>02/28/2001</td> <td>28,500</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	STOUT, MICHAEL E &	06/05/2025	305,000	YES	2195/465	KELLY, PAT E &	09/16/2011	164,500	YES	1950/203	WRIGHT, PATRICK & MARGARET	04/29/2008	159,000	YES	1299/198	DORSEY INC	06/22/2001	129,000	YES	1273/105	VERDIGRIS LAND CO LLC	02/28/2001	28,500	Yes																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	STOUT, MICHAEL E &	06/05/2025	305,000	YES																																																																																																																					
2195/465	KELLY, PAT E &	09/16/2011	164,500	YES																																																																																																																					
1950/203	WRIGHT, PATRICK & MARGARET	04/29/2008	159,000	YES																																																																																																																					
1299/198	DORSEY INC	06/22/2001	129,000	YES																																																																																																																					
1273/105	VERDIGRIS LAND CO LLC	02/28/2001	28,500	Yes																																																																																																																					
<b>Parcel Valuation</b>																																																																																																																									
<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>2026</td> <td>99,832</td> <td>99,832</td> <td>11%</td> <td>10,982</td> <td>Assessed</td> <td>33,552</td> <td>3,493.83</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>205,181</td> <td>205,181</td> <td></td> <td>22,570</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>305,013</td> <td>305,013</td> <td></td> <td>33,552</td> <td>Total Taxable</td> <td>33,552</td> <td>3,494.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2026	99,832	99,832	11%	10,982	Assessed	33,552	3,493.83	Year Frozen	0	205,181	205,181		22,570	Penalty	0		Uncapped Value	0	0	0		0	Exemption	0	0.00	TIF Project ID	0	305,013	305,013		33,552	Total Taxable	33,552	3,494.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2026	99,832	99,832	11%	10,982	Assessed	33,552	3,493.83																																																																																																																	
Year Frozen	0	205,181	205,181		22,570	Penalty	0																																																																																																																		
Uncapped Value	0	0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	305,013	305,013		33,552	Total Taxable	33,552	3,494.00																																																																																																																	
<b>Assessment History</b>																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660074802</td><td>KELLER, MARY ANN</td><td>80</td><td>261,294</td><td>1000</td><td>24,015</td><td>2,518.00</td></tr> <tr><td>2024</td><td>2024-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>274,989</td><td>1000</td><td>23,287</td><td>2,242.00</td></tr> <tr><td>2023</td><td>2023-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>214,357</td><td>1000</td><td>22,579</td><td>2,142.00</td></tr> <tr><td>2022</td><td>2022-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>218,959</td><td>1000</td><td>22,136</td><td>2,137.00</td></tr> <tr><td>2021</td><td>2021-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>204,205</td><td>1000</td><td>21,463</td><td>2,019.00</td></tr> <tr><td>2020</td><td>2020-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>200,884</td><td>1000</td><td>20,836</td><td>1,964.00</td></tr> <tr><td>2019</td><td>2019-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>192,724</td><td>1000</td><td>20,200</td><td>1,934.00</td></tr> <tr><td>2018</td><td>2018-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>197,701</td><td>1000</td><td>20,747</td><td>1,987.00</td></tr> <tr><td>2017</td><td>2017-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>196,103</td><td>1000</td><td>20,530</td><td>1,972.00</td></tr> <tr><td>2016</td><td>2016-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>191,105</td><td>1000</td><td>19,903</td><td>1,917.00</td></tr> <tr><td>2015</td><td>2015-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>186,276</td><td>1000</td><td>19,295</td><td>1,874.00</td></tr> <tr><td>2014</td><td>2014-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>187,790</td><td>1000</td><td>18,704</td><td>1,720.00</td></tr> <tr><td>2013</td><td>2013-660074802</td><td>STOUT, MICHAEL E &amp;</td><td>80</td><td>176,566</td><td>1000</td><td>18,130</td><td>1,727.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660074802	KELLER, MARY ANN	80	261,294	1000	24,015	2,518.00	2024	2024-660074802	STOUT, MICHAEL E &	80	274,989	1000	23,287	2,242.00	2023	2023-660074802	STOUT, MICHAEL E &	80	214,357	1000	22,579	2,142.00	2022	2022-660074802	STOUT, MICHAEL E &	80	218,959	1000	22,136	2,137.00	2021	2021-660074802	STOUT, MICHAEL E &	80	204,205	1000	21,463	2,019.00	2020	2020-660074802	STOUT, MICHAEL E &	80	200,884	1000	20,836	1,964.00	2019	2019-660074802	STOUT, MICHAEL E &	80	192,724	1000	20,200	1,934.00	2018	2018-660074802	STOUT, MICHAEL E &	80	197,701	1000	20,747	1,987.00	2017	2017-660074802	STOUT, MICHAEL E &	80	196,103	1000	20,530	1,972.00	2016	2016-660074802	STOUT, MICHAEL E &	80	191,105	1000	19,903	1,917.00	2015	2015-660074802	STOUT, MICHAEL E &	80	186,276	1000	19,295	1,874.00	2014	2014-660074802	STOUT, MICHAEL E &	80	187,790	1000	18,704	1,720.00	2013	2013-660074802	STOUT, MICHAEL E &	80	176,566	1000	18,130	1,727.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660074802	KELLER, MARY ANN	80	261,294	1000	24,015	2,518.00																																																																																																																		
2024	2024-660074802	STOUT, MICHAEL E &	80	274,989	1000	23,287	2,242.00																																																																																																																		
2023	2023-660074802	STOUT, MICHAEL E &	80	214,357	1000	22,579	2,142.00																																																																																																																		
2022	2022-660074802	STOUT, MICHAEL E &	80	218,959	1000	22,136	2,137.00																																																																																																																		
2021	2021-660074802	STOUT, MICHAEL E &	80	204,205	1000	21,463	2,019.00																																																																																																																		
2020	2020-660074802	STOUT, MICHAEL E &	80	200,884	1000	20,836	1,964.00																																																																																																																		
2019	2019-660074802	STOUT, MICHAEL E &	80	192,724	1000	20,200	1,934.00																																																																																																																		
2018	2018-660074802	STOUT, MICHAEL E &	80	197,701	1000	20,747	1,987.00																																																																																																																		
2017	2017-660074802	STOUT, MICHAEL E &	80	196,103	1000	20,530	1,972.00																																																																																																																		
2016	2016-660074802	STOUT, MICHAEL E &	80	191,105	1000	19,903	1,917.00																																																																																																																		
2015	2015-660074802	STOUT, MICHAEL E &	80	186,276	1000	19,295	1,874.00																																																																																																																		
2014	2014-660074802	STOUT, MICHAEL E &	80	187,790	1000	18,704	1,720.00																																																																																																																		
2013	2013-660074802	STOUT, MICHAEL E &	80	176,566	1000	18,130	1,727.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:31:44  
 Page 2

Lot Data	Square-Foot - NBHD 1146 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.5092 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 22,179.00 x 3.00 = 66,537 <b>Factor Value</b> <b>Adjustments</b> 1.5004 <b>Lot Value</b> 99,832		<p>\\tsclient\T\TOMMY DUNLAP\New folder (12)\IMG_0019.JPG 2/22/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Siding, Wood
<b>Base/Total Area</b>	1,678 / 1,678
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,678
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2001 / 17

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	217,853	129.83	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	258,680 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	106.36	<b>Total Misc Impr</b>	+	12,327	
<b>Roofing Adj</b>	+ 4.87	<b>Garage Cost</b>	+	19,330	
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	=	251,156	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 19%)</b>	-	47,720	
<b>Plumbing Adj</b>	+ 9.25	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	203,436	
<b>Adj Base Cost</b>	= 130.81	<b>Lot Value</b>	+	99,832	
<b>Total Area</b>	x 1,678	<b>Indicated Value</b>	=	303,268	
<b>Adjusted Cost</b>	= 219,499	<b>Value Per SqFt</b>		180.73	

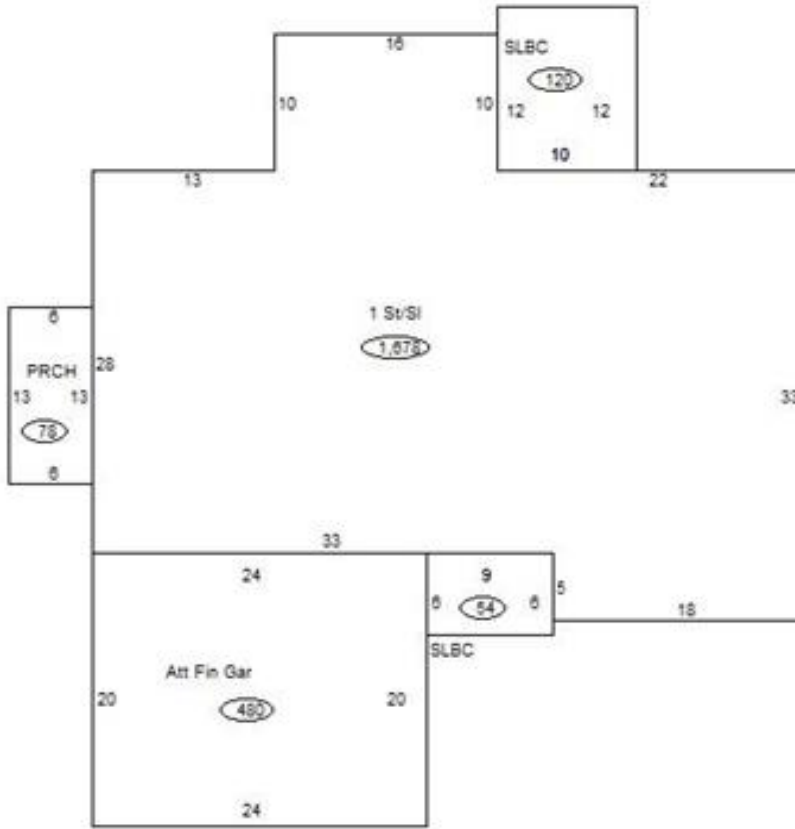
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	203,436		
<b>Lot Value</b>	99,832		
<b>Indicated Value</b>	303,268	180.73	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,745		
<b>Total Value</b>	305,013	181.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	89269	9x6		54	26.76		1,445
PRCH	SLAB PORCH - COVERED	89270	12x10		120	26.55		3,186
PRCH	Porch	179510	13x6		78	26.68		2,081



Sketch Image

660074802



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,678	1.000	1,678
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PRCH		13	PRCH	78	1.000	78
<b>Total Building Area</b>						1,678		1,678



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:31:44  
Page 4

660074802

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2011	Eff Age 11	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.97 x 120)		3,116		3,116		1,371
						1,745