



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:00:31  
 Page 1

Assessment Data					Primary Image				
Account	660079143								
Parcel ID	000000-00-0-00049-004-0017								
Cadastral ID	02-20-15-10210								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	304742								
BOYD, JASON &									
JACKIE									
25546 BLACKBERRY BLVD									
CLAREMORE OK 74019-0000									
Parcel Location					\\tsclient\T\TOMMY DUNLAP\New folder (19)\IMG_0054.JPG 3/9/2022				
Situs	25546 BLACKBERRY BLVD								
Subdivision	BLACKBERRY RIDGE								
Lot/Block	0017 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 15 / 5								
Neighborhood	1146 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description					Building Permits				
Lot/Long: 36.24051600 -95.68759980									
LOT 17 BLOCK 4 BLACKBERRY RIDGE									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2169/564	SEC OF HUD	04/26/2011	0	1
					2131/808	CLARKE, KELLY &	09/29/2010	0	10
					1615/920	DORSEY INC	08/27/2004	179,000	YES
					1522/770	VERDIGRIS LAND CO LLC	09/08/2001	34,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	35,007	26,894	11%	2,958	Assessed	26,314	2,740.12
Year Frozen	0	Improvements	242,343	212,324		23,356	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	277,350	239,218	26,314	Total Taxable	25,314	2,653.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660079143	BOYD, JASON &	80	269,243	1000	24,547	2,573.00		
2024	2024-660079143	BOYD, JASON &	80	257,742	1000	23,804	2,292.00		
2023	2023-660079143	BOYD, JASON &	80	239,121	1000	23,081	2,189.00		
2022	2022-660079143	BOYD, JASON &	80	244,219	1000	22,380	2,161.00		
2021	2021-660079143	BOYD, JASON &	80	206,387	1000	21,699	2,041.00		
2020	2020-660079143	BOYD, JASON &	80	203,011	1000	21,038	1,983.00		
2019	2019-660079143	BOYD, JASON &	80	194,509	1000	20,396	1,953.00		
2018	2018-660079143	BOYD, JASON &	80	199,634	1000	20,960	2,008.00		
2017	2017-660079143	BOYD, JASON &	80	199,956	1000	20,752	1,993.00		
2016	2016-660079143	BOYD, JASON &	80	194,753	1000	20,119	1,939.00		
2015	2015-660079143	BOYD, JASON &	80	189,638	1000	19,504	1,894.00		
2014	2014-660079143	BOYD, JASON &	80	192,354	1000	18,906	1,738.00		
2013	2013-660079143	BOYD, JASON &	80	177,325	1000	18,327	1,745.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:00:31  
 Page 2

Lot Data	Square-Foot - NBHD 1146 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2679	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,669.00 x 3.00 = 35,007	
Factor Value		
Adjustments	1.0000	
Lot Value	35,007	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Plywood or Ha
Base/Total Area	1,919 / 1,919
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,919
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	2003 / 17



\\tsclient\T\TOMMY DUNLAP\New folder (19)\IMG\_0054.JPG 3/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,538	133.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	257,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.37	Total Misc Impr	+	19,160			
Roofing Adj	+ 5.43	Garage Cost	+	22,729			
Subfloor Adj	+ -3.45	Total RCN	=	299,189			
Heat/Cool Adj	+ 14.47	Depreciation ( 19%)	-	56,846			
Plumbing Adj	+ 9.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	242,343			
Adj Base Cost	= 134.08	Lot Value	+	35,007			
Total Area	x 1,919	Indicated Value	=	277,350			
Adjusted Cost	= 257,300	Value Per SqFt		144.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,343		
Lot Value	35,007		
Indicated Value	277,350	144.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	277,350	144.53	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	94914		124	124	29.11		3,610
PRCH	SLAB PORCH - COVERED	94915		321	321	28.41		9,120



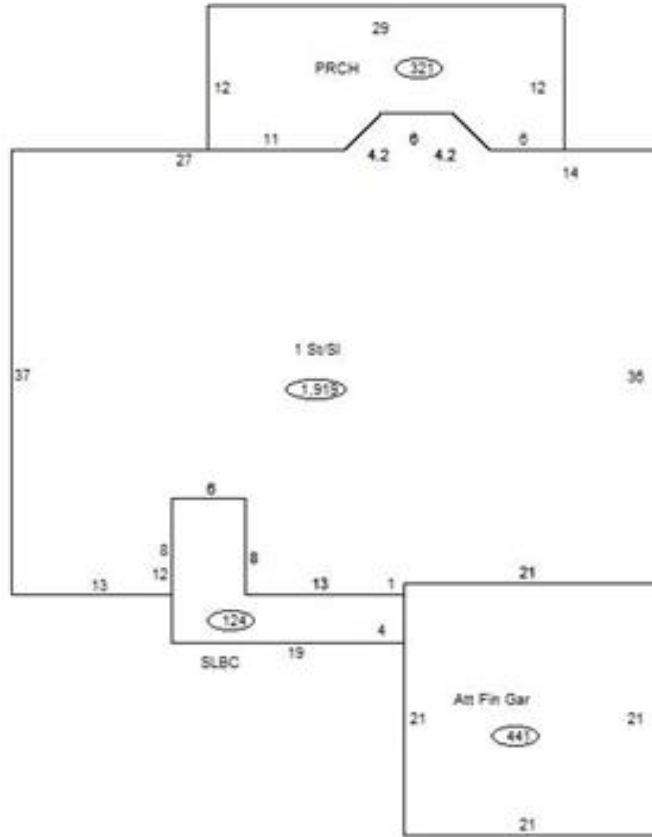
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:00:31  
 Page 3

Sketch Image

660079143



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,919	1.000	1,919
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	124	1.000	124
4	M	PRCH		13	PRCH	321	1.000	321
<b>Total Building Area</b>						1,919		1,919