



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data   |                         |                          |                  |                  | Primary Image   |                           |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
|---|-------------------------|--------------------------|------------------|------------------|---|---------------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| <b>Account</b> 660079906<br><b>Parcel ID</b> 000000-00-0-00376-001-0002<br><b>Cadastral ID</b> 32-22-15-02010<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RRP VI Area 4<br><b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE<br><b>Name ID</b> 340072<br>ROBERTS, JOY<br><br>5050 E CHESTNUT DR<br>CLAREMORE OK 74019-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 05050 E CHESTNUT DR<br><b>Subdivision</b> HICKORY RIDGE<br><b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots<br><b>Sec/Twn/Rng</b> 32 / 22 / 15 / 5<br><b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE<br><b>School District</b> S026 - COLLINSVILLE SCHOOLS |                         |                          |                  |                  | <p>\\tsclient\T\TOMMY DUNLAP\New folder (86)\IMG_0025.JPG 7/25/2022</p>   |                           |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lot/Long: 36.34403038 -95.73911658   |                         |                          |                  |                  |   |                           |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| LOT 2 HICKORY 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>        |        |             |        |        |        |  |  |  |  |  |
| HV  | Veteran                 | Yes                      | 999,999          | 46,021           | /   | PEPPER, RANDALL & NICOLE  | 10/27/2022        | 430,000              | YES                |        |             |        |        |        |  |  |  |  |  |
|   |                         |                          |                  |                  | 2409/227  | BALTZER, TERRY L &        | 06/18/2014        | 264,000              | YES                |        |             |        |        |        |  |  |  |  |  |
|   |                         |                          |                  |                  | 1559/234  | BELLWETHER PROPERTIES INC | 01/13/2004        | 38,000               | YES                |        |             |        |        |        |  |  |  |  |  |
| <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>  | 112.698              | <b>Current Tax</b> |        |             |        |        |        |  |  |  |  |  |
| Remove Cap  | 2023                    |                          | Land Value       | 123,711          | 123,711   | 11%                       | Assessed          | 46,021               | 5,186.47           |        |             |        |        |        |  |  |  |  |  |
| Year Frozen   | 0                       |                          | Improvements     | 294,663          | 294,663   |                           | Penalty           | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| Uncapped Value  | 0                       |                          | Mobile Home      | 0                | 0   |                           | Exemption         | 46,021               | -4,699.00          |        |             |        |        |        |  |  |  |  |  |
| TIF Project ID  | 0                       |                          | Total Value      | 418,374          | 418,374   |                           | Total Taxable     | 0                    | 487.00             |        |             |        |        |        |  |  |  |  |  |
| <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  | 2025-660079906          | ROBERTS, JOY             |                  |                  | 28  | 415,924                   | 45752             |                      | 484.00             |        |             |        |        |        |  |  |  |  |  |
| 2024  | 2024-660079906          | ROBERTS, JOY             |                  |                  | 28  | 430,000                   | 0                 |                      | 675.00             |        |             |        |        |        |  |  |  |  |  |
| 2023  | 2023-660079906          | ROBERTS, JOY             |                  |                  | 28  | 430,000                   | 0                 | 47,300               | 5,327.00           |        |             |        |        |        |  |  |  |  |  |
| 2022  | 2022-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 311,030                   | 0                 | 33,732               | 3,777.00           |        |             |        |        |        |  |  |  |  |  |
| 2021  | 2021-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 292,053                   | 0                 | 32,126               | 3,646.00           |        |             |        |        |        |  |  |  |  |  |
| 2020  | 2020-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 289,871                   | 0                 | 31,782               | 3,615.00           |        |             |        |        |        |  |  |  |  |  |
| 2019  | 2019-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 275,173                   | 0                 | 30,269               | 3,409.00           |        |             |        |        |        |  |  |  |  |  |
| 2018  | 2018-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 281,794                   | 0                 | 30,997               | 3,525.00           |        |             |        |        |        |  |  |  |  |  |
| 2017  | 2017-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 279,390                   | 0                 | 30,733               | 3,446.00           |        |             |        |        |        |  |  |  |  |  |
| 2016  | 2016-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 271,808                   | 0                 | 29,899               | 3,279.00           |        |             |        |        |        |  |  |  |  |  |
| 2015  | 2015-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 265,515                   | 0                 | 29,207               | 3,237.00           |        |             |        |        |        |  |  |  |  |  |
| 2014  | 2014-660079906          | PEPPER, RANDALL & NICOLE |                  |                  | 28  | 270,673                   | 0                 | 27,992               | 3,021.00           |        |             |        |        |        |  |  |  |  |  |
| 2013  | 2013-660079906          | BALTZER, TERRY L &       |                  |                  | 28  | 254,074                   | 0                 | 26,659               | 2,870.00           |        |             |        |        |        |  |  |  |  |  |



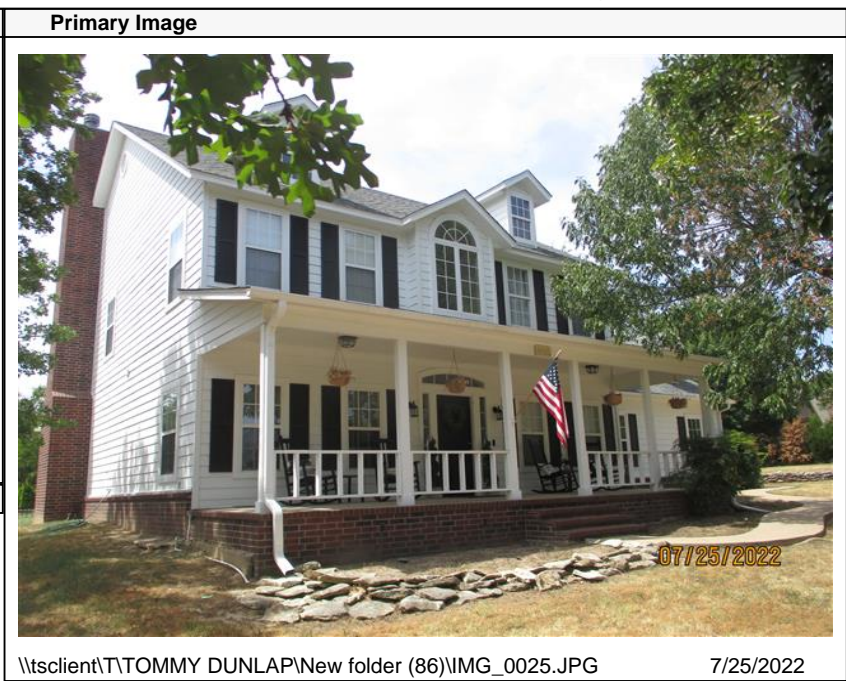
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| Lot Data        |                           | Square-Foot - NBHD 1132 #1 |  |
|-----------------|---------------------------|----------------------------|--|
| Lot Size        |                           |                            |  |
| Lot Count       |                           |                            |  |
| Units Buildable | 1                         |                            |  |
| Non-Ag Acres    | 0.8377                    |                            |  |
| Topography      |                           |                            |  |
| Street Access   |                           |                            |  |
| Utilities       |                           |                            |  |
| Amenities       |                           | 0                          |  |
|                 |                           | 0                          |  |
| Method          | Square-Foot               |                            |  |
| Base Lot Value  | 36,490.00 x 1.25 = 45,613 |                            |  |
| Factor Value    |                           |                            |  |
| Adjustments     | 2.7122                    |                            |  |
| Lot Value       | 123,711                   |                            |  |



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| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence                   |
| Condition        | 3 - Average                                 |
| Quality          | 3.5 - Average                               |
| Architecture     |   |
| Style            | 100% Two Story                              |
| Exterior Wall    | 10% Veneer, Masonry 90% Frame, Siding, Wood |
| Base/Total Area  | 1,360 / 2,720                               |
| Style            | 100% Two Story                              |
| HVAC             | 100% Warmed & Cooled Air                    |
| Roof Cover       | 1 Composition Shingle                       |
| Area on Slab     | 1,360                                       |
| Fixture/RghIn    | 14 /  |
| Bed/F/H Bath     | 4 / 3.0 /                                   |
| Basement Area    |   |
| Garage Type      | 714 Attached Garage - Unfinished 2 Stalls   |
| Remodel          |   |
| Year/Eff Age     | 2004 / 17                                   |

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

| Multiple Regression |         |        |          |
|---------------------|---------|--------|----------|
| MRA Code            | 1       | Test   |          |
| Adusted R           | 0.8445  |        |          |
| Indicated Value     | 369,959 | 136.01 | Per SqFt |

| Direct Comparables |         |                  |          |
|--------------------|---------|------------------|----------|
| Selection Model    | A       | Adam Test        |          |
| Adjustment Model   | 1       | 2022 Residential |          |
| Comparables        | 4       |                  |          |
| Indicated Value    | 386,230 |                  | Per SqFt |

| Cost Approach |           | Manual : 01/2025    |           |
|---------------|-----------|---------------------|-----------|
| Base Cost     | 82.41     | Total Misc Impr     | + 25,369  |
| Roofing Adj   | + 2.74    | Garage Cost         | + 26,604  |
| Subfloor Adj  | + -1.77   | Total RCN           | = 340,483 |
| Heat/Cool Adj | + 14.47   | Depreciation ( 19%) | - 64,692  |
| Plumbing Adj  | + 8.22    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 275,791 |
| Adj Base Cost | = 106.07  | Lot Value           | + 123,711 |
| Total Area    | x 2,720   | Indicated Value     | = 399,502 |
| Adjusted Cost | = 288,510 | Value Per SqFt      | 146.88    |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 275,791       |        |                      |
| Lot Value            | 123,711       |        |                      |
| Indicated Value      | 399,502       | 146.88 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    | 18,872        |        |                      |
| Total Value          | 418,374       | 153.81 | 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            | 96915     | 34x9  |      | 306   | 28.46     |      | 8,709 |
| PRCH                       | SLAB PORCH - COVERED            | 96916     | 34x8  |      | 272   | 28.57     |      | 7,771 |
| PATO                       | SLAB PORCH - OPEN               | 140468    | 21x10 |      | 210   | 11.71     |      | 2,459 |



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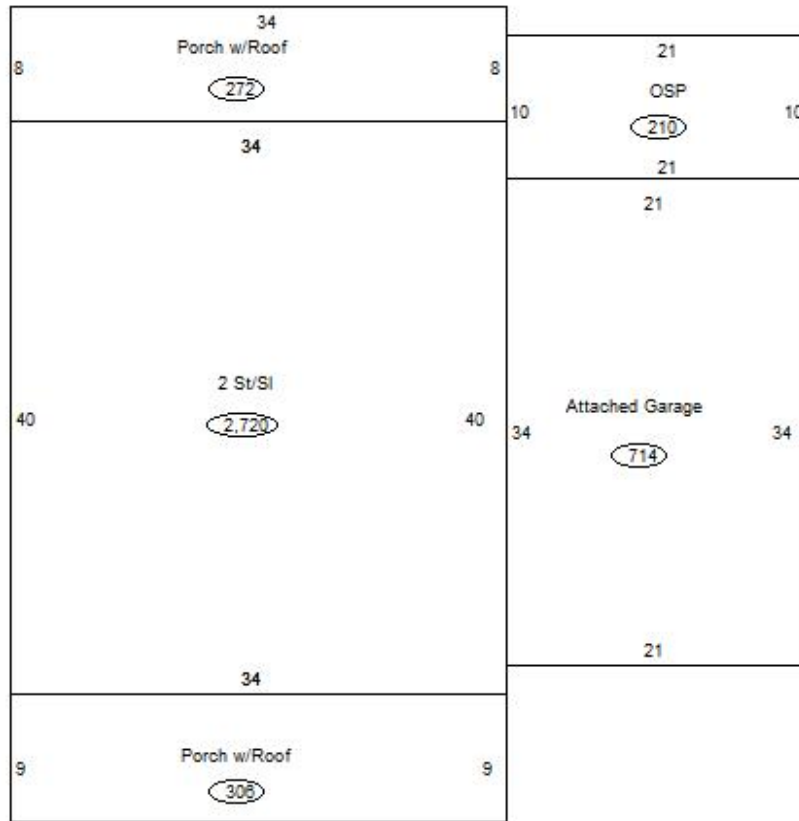
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### Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1                          | R    | 2    | Slab       | 13    | 2 St/Sl         | 1,360     | 2.000      | 2,720      |
| 2                          | G    | 1    |            | 13    | Attached Garage | 714       | 1.000      | 714        |
| 3                          | M    | PRCH |            | 13    | SLBC            | 306       | 1.000      | 306        |
| 4                          | M    | PRCH |            | 13    | SLBC            | 272       | 1.000      | 272        |
| 5                          | M    | PATO |            | 13    | Open Slab       | 210       | 1.000      | 210        |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,360     |            | 2,720      |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description               | Dimensions            | Floor      | Roofing                        | Total Units  |
|--|--------|---------------------------|-----------------------|------------|--------------------------------|--------------|
|  | SV     | SWIM VINYL                | 0x0x0                 |            |                                | 1            |
|  | Qual 4 | Cond 4                    | Year 2018             | Eff Age 5  |                                |              |
|  |        | <b>Valuation Summary</b>  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (27% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (25,000.00 x 1) | 25,000                | 25,000     | 6,750                          | 18,250       |
|  | STF    | STG FAIR                  | 0x0x0                 |            |                                | 140          |
|  | Qual 2 | Cond 3                    | Year                  | Eff Age    |                                |              |
|  |        | <b>Valuation Summary</b>  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (5% Phys/ % Func)</b>  | <b>RCNLD</b> |
|  |        | Base Cost (4.68 x 140)    | 655                   | 655        | 33                             | 622          |