




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:57:35  
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| Assessment Data  |                               |                           |              |             | Primary Image   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|-------------------------------|---------------------------|--------------|-------------|---|---------------|---------------|-------------|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Account  | 660080534                     |                           |              |             |  <p>660080534 06/16/25</p> <p>660080534_001.JPG 6/24/2025</p> |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Parcel ID  | 21N17E-03-1-00000-000-0000    |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Cadastral ID   | 03-21-17-00103                |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Property Type  | REAL - Real Property          |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Property Class   | RR                            | VI Area                   | 3            |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Area   | 94 - SEQUOYAH/TRI-DISTRICT FI |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Name ID  | 346661                        |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FISHER, JASON  |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 19070 S COYOTE DR<br>CLAREMORE OK 74019-0000   |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Parcel Location  |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Situs  | 19070 S COYOTE DR             |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Subdivision  |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lot/Block  | /                             | Parcel Size               | 1.42 - Acres |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sec/Twn/Rng  | 3 / 21 / 17 / 1               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Neighborhood   | 2117 - UNPLATTED              |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| School District  | S006 - SEQUOYAH SCHOOLS       |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Legal Description Lat/Long: 36.33592112 -95.47849078   |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TR IN LOT 2 COMM ANT NW/C OF LOT S; TH E 420' TO POB; TH S 295' TH E 210'; TH N 295'; TH W 210' TO POB   |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Building Permits   |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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   |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Code   | Type                          | Active                    | Maximum      | Exemption   |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| H  | Homestead                     | Yes                       | 1,000        | 1,000       |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sale History   |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bk/Pg  | Grantor                       | Date                      | Price        | Code        |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| /  | MAGANA, JUSTIN & ALEXIS P     | 03/18/2025                | 230,500      | YES         |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| /  | WILSON, LANCE O               | 05/13/2021                | 192,000      | YES         |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2589/381   | EDEN, HOWARD BLAKE            | 10/27/2016                | 123,000      | YES         |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2227/862   | SEC OF VETERANS AFFAIRS       | 02/23/2012                | 92,500       | 1           |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2208/560   | WEATHERHOLTZ, GARY W          | 10/12/2011                | 0            | 10          |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1788/448   | MCPHEELY, GRACIE DELORES      | 06/28/2006                | 120,000      | YES         |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Parcel Valuation   |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Source   | REAL                          | Fair Cash                 | Capped       | Asmnt Level | Assessed  | Levy Rate     | 98.320        | Current Tax |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Remove Cap   | 2026                          | Land Value                | 87,729       | 87,729      | 11%   | 9,650         | Assessed      | 25,355      | 2,492.90 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Year Frozen  | 0                             | Improvements              | 142,771      | 142,771     |   | 15,705        | Penalty       | 0           |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Uncapped Value   | 0                             | Mobile Home               | 0            | 0           |   | 0             | Exemption     | 1,000       | -88.00   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TIF Project ID   | 0                             | Total Value               | 230,500      | 230,500     |   | 25,355        | Total Taxable | 24,355      | 2,405.00 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Assessment History   |                               |                           |              |             |   |               |               |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Year   | Statement Number              | Billed Owner              | Tax Area     | Total Value | Exemptions  | Taxable Value | Billed Tax    |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2025   | 2025-660080534                | FISHER, JASON             | 94           | 215,187     | 0   | 23,285        | 2,290.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2024   | 2024-660080534                | MAGANA, JUSTIN & ALEXIS P | 94           | 225,888     | 0   | 22,176        | 2,322.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2023   | 2023-660080534                | MAGANA, JUSTIN & ALEXIS P | 94           | 192,000     | 0   | 21,120        | 2,255.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2022   | 2022-660080534                | MAGANA, JUSTIN & ALEXIS P | 94           | 192,061     | 0   | 21,127        | 2,277.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2021   | 2021-660080534                | MAGANA, JUSTIN & ALEXIS P | 94           | 141,175     | 0   | 15,348        | 1,600.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2020   | 2020-660080534                | WILSON, LANCE O           | 94           | 138,447     | 0   | 14,618        | 1,521.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2019   | 2019-660080534                | WILSON, LANCE O           | 94           | 126,559     | 0   | 13,922        | 1,428.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2018   | 2018-660080534                | WILSON, LANCE O           | 94           | 130,202     | 0   | 14,322        | 1,484.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2017   | 2017-660080534                | WILSON, LANCE O           | 94           | 129,118     | 0   | 14,203        | 1,453.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2016   | 2016-660080534                | EDEN, HOWARD BLAKE        | 94           | 106,575     | 1000  | 10,723        | 1,105.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2015   | 2015-660080534                | EDEN, HOWARD BLAKE        | 94           | 103,980     | 1000  | 10,438        | 1,099.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2014   | 2014-660080534                | EDEN, HOWARD BLAKE        | 94           | 105,821     | 1000  | 10,275        | 1,061.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2013   | 2013-660080534                | EDEN, HOWARD BLAKE        | 94           | 99,511      | 1000  | 9,946         | 1,011.00      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



# Rogers

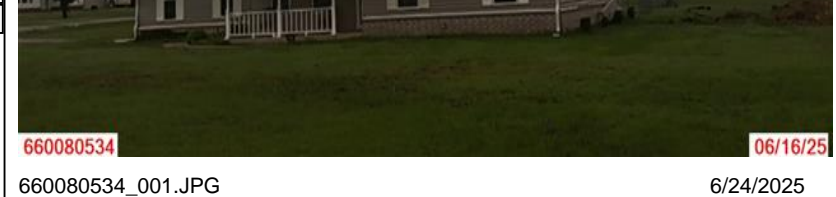
## Assessment Property Record Card for Tax Year 2026

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| Lot Data   | Square-Foot - NBHD 2117 #1 | Primary Image |
|--|----------------------------|---------------|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 1<br><b>Non-Ag Acres</b> 1.5408<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LAND QUALITY 0<br>0<br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 67,118.00 x .49 = 33,039<br><b>Factor Value</b><br><b>Adjustments</b> 2.6553<br><b>Lot Value</b> 87,729 |                            |               |

| Residential Data       |  |
|------------------------|--|
| <b>Type</b>            | 1 Single Family Residence                    |
| <b>Condition</b>       | 3.5 - Average                                |
| <b>Quality</b>         | 2.5 - Fair                                   |
| <b>Architecture</b>    |  |
| <b>Style</b>           | 100% One Story                               |
| <b>Exterior Wall</b>   | 20% Veneer, Masonry 80% Frame, Siding, Vinyl |
| <b>Base/Total Area</b> | 1,240 / 1,240                                |
| <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>    | 1,240  |
| <b>Fixture/RghIn</b>   | 11 /   |
| <b>Bed/F/H Bath</b>    | 3 / 2.0 /                                    |
| <b>Basement Area</b>   |  |
| <b>Garage Type</b>     | 462 Attached Garage - Unfinished 2 Stalls    |
| <b>Remodel</b>         |  |
| <b>Year/Eff Age</b>    | 2002 / 16                                    |



660080534\_001.JPG 6/24/2025

| 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> | 168,343 | 135.76 | Per SqFt |

| Direct Comparables      |            |
|-------------------------|------------|
| <b>Selection Model</b>  | 1 Res      |
| <b>Adjustment Model</b> | A2 AO Test |
| <b>Comparables</b>      |            |
| <b>Indicated Value</b>  |            |

| Cost Approach        |           |                            |           | Manual : 01/2025 |  |  |  |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| <b>Base Cost</b>     | 99.44     | <b>Total Misc Impr</b>     | + 7,548   |                  |  |  |  |
| <b>Roofing Adj</b>   | + 4.52    | <b>Garage Cost</b>         | + 12,931  |                  |  |  |  |
| <b>Subfloor Adj</b>  | + -1.15   | <b>Total RCN</b>           | = 176,260 |                  |  |  |  |
| <b>Heat/Cool Adj</b> | + 11.47   | <b>Depreciation ( 19%)</b> | - 33,489  |                  |  |  |  |
| <b>Plumbing Adj</b>  | + 11.35   | <b>Lump Sums</b>           | + 0       |                  |  |  |  |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = 142,771 |                  |  |  |  |
| <b>Adj Base Cost</b> | = 125.63  | <b>Lot Value</b>           | + 87,729  |                  |  |  |  |
| <b>Total Area</b>    | x 1,240   | <b>Indicated Value</b>     | = 230,500 |                  |  |  |  |
| <b>Adjusted Cost</b> | = 155,781 | <b>Value Per SqFt</b>      | 185.89    |                  |  |  |  |

| Value Reconciliation     |               |        |                      |
|--------------------------|---------------|--------|----------------------|
| <b>Selected Approach</b> | Cost Approach |        |                      |
| <b>Improvements</b>      | 142,771       |        |                      |
| <b>Lot Value</b>         | 87,729        |        |                      |
| <b>Indicated Value</b>   | 230,500       | 185.89 | Per SqFt             |
| <b>Agland Value</b>      |               |        |                      |
| <b>Site Improvements</b> |               |        |                      |
| <b>Total Value</b>       | 230,500       | 185.89 | Total Value Per SqFt |

| Miscellaneous Improvements |                      |           |       |      |       |           |      |       |
|----------------------------|----------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description          | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | SLAB PORCH - COVERED | 97359     | 20x4  |      | 80    | 24.02     |      | 1,922 |
| PRCH                       | SLAB PORCH - COVERED | 97360     | 24x10 |      | 240   | 23.44     |      | 5,626 |



# Rogers

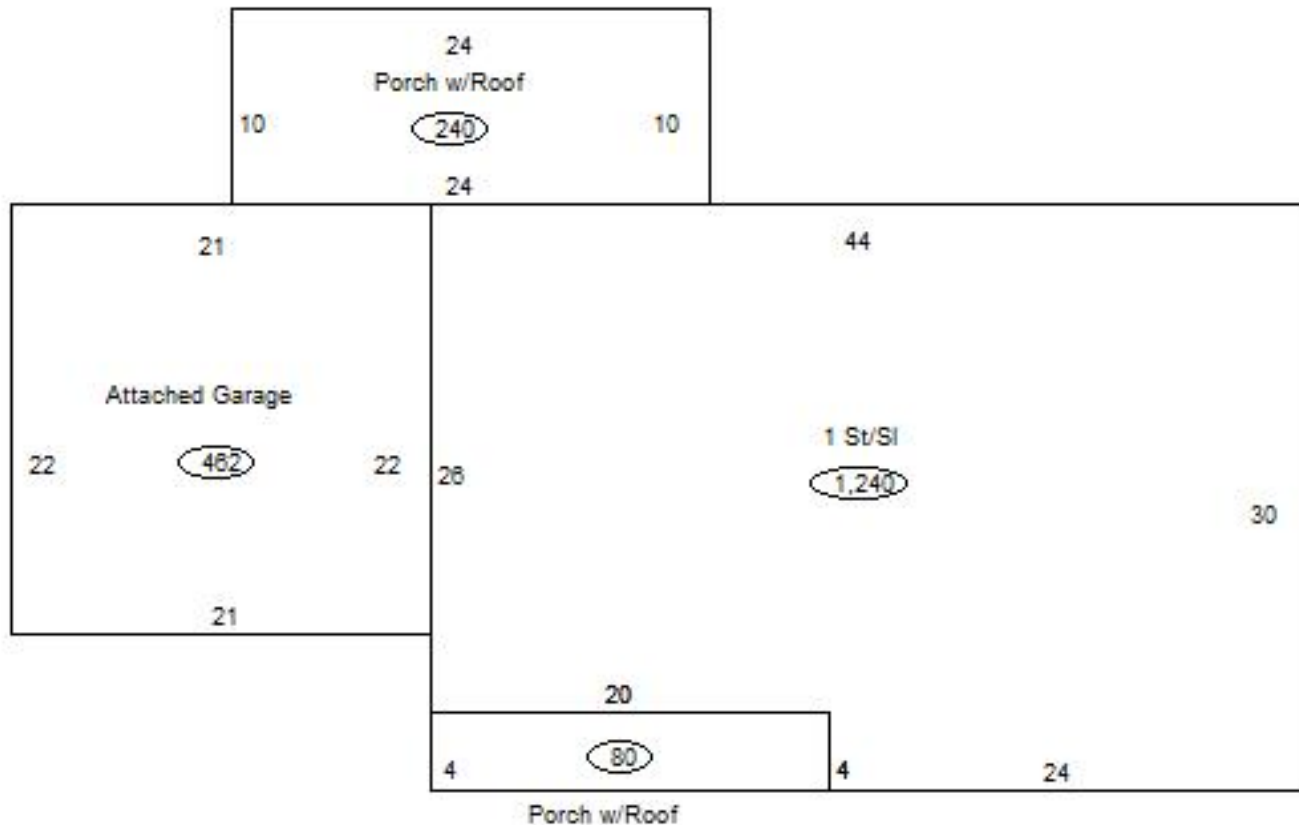
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Sketch Image

660080534



Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1                          | R    | 1    | Slab       | 13    | 1 St/Sl         | 1,240     | 1.000      | 1,240      |
| 2                          | G    | 1    | Slab       | 13    | Attached Garage | 462       | 1.000      | 462        |
| 3                          | M    | PRCH |            | 13    | SLBC            | 80        | 1.000      | 80         |
| 4                          | M    | PRCH |            | 13    | SLBC            | 240       | 1.000      | 240        |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,240     |            | 1,240      |