



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:42:55
 Page 1

Assessment Data					Primary Image																																																					
Account 660085329 Parcel ID 000000-00-0-00922-004-0026 Cadastral ID 02-20-15-11320 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 332865 NEAL, JOHN 25130 SHADE TREE PL CLAREMORE OK 74019-0000 Parcel Location Situs 25130 SHADE TREE PL Subdivision WILLOW GORGE Lot/Block 0026 / 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 Lot/Long: 36.24784495 -95.67929605																																																										
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 colspan="5"> </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	/	DANIEL, RYAN J &	12/01/2020	325,000	YES																																																	
					2157/175	SPIRITBANK	02/03/2011	170,000	3																																																	
					2072/167	BROWN, JARED A	11/19/2009	0	10																																																	
					1955/812	MIDDLETON CONSTRUCTION LLC	05/15/2008	0	4																																																	
					1848/436	VERDIGRIS LAND CO LLC	02/22/2007	37,000	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>2021</td> <td>Land Value</td> <td>30,807</td> <td>25,275</td> <td>11%</td> <td>2,780</td> <td>Assessed</td> <td>41,639</td> <td>4,335.95</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>402,920</td> <td>353,268</td> <td></td> <td>38,859</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>433,727</td> <td>378,543</td> <td></td> <td>41,639</td> <td>Total Taxable</td> <td>40,639</td> <td>4,249.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2021	Land Value	30,807	25,275	11%	2,780	Assessed	41,639	4,335.95	Year Frozen	0	Improvements	402,920	353,268		38,859	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value	433,727	378,543		41,639	Total Taxable	40,639	4,249.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																		
Remove Cap	2021	Land Value	30,807	25,275	11%	2,780	Assessed	41,639	4,335.95																																																	
Year Frozen	0	Improvements	402,920	353,268		38,859	Penalty	0																																																		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00																																																	
TIF Project ID	0	Total Value	433,727	378,543		41,639	Total Taxable	40,639	4,249.00																																																	
Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660085329	NEAL, JOHN	80	405,508	1000	39,427	4,123.00																																																			
2024	2024-660085329	NEAL, JOHN	80	398,365	1000	38,250	3,676.00																																																			
2023	2023-660085329	NEAL, JOHN	80	356,747	1000	37,106	3,514.00																																																			
2022	2022-660085329	NEAL, JOHN	80	360,461	1000	35,997	3,470.00																																																			
2021	2021-660085329	NEAL, JOHN	80	326,537	1000	34,919	3,278.00																																																			
2020	2020-660085329	DANIEL, RYAN J &	80	269,054	1000	28,195	2,655.00																																																			
2019	2019-660085329	DANIEL, RYAN J &	80	257,678	1000	27,345	2,615.00																																																			
2018	2018-660085329	DANIEL, RYAN J &	80	259,412	1000	27,535	2,634.00																																																			
2017	2017-660085329	DANIEL, RYAN J &	80	257,162	1000	27,288	2,617.00																																																			
2016	2016-660085329	DANIEL, RYAN J &	80	260,261	0	28,537	2,735.00																																																			
2015	2015-660085329	DANIEL, RYAN J &	80	247,077	0	27,178	2,625.00																																																			
2014	2014-660085329	DANIEL, RYAN J &	80	249,197	0	26,984	2,466.00																																																			
2013	2013-660085329	DANIEL, RYAN J &	80	233,628	0	25,699	2,433.00																																																			



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:42:55
 Page 2

Lot Data		Square-Foot - NBHD 1146 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2357		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,269.00 x 3.00 = 30,807		
Factor Value			
Adjustments	1.0000		
Lot Value	30,807		



\\tsclient\T\TOMMY DUNLAP\New folder (22)\IMG_0050.JPG 3/14/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,357 / 3,222
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,357
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	546 Attached Garage - Finished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	422,988	131.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	370,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.99	Total Misc Impr	+	26,362			
Roofing Adj	+ 4.30	Garage Cost	+	32,602			
Subfloor Adj	+ -3.38	Total RCN	=	468,512			
Heat/Cool Adj	+ 16.31	Depreciation (14%)	-	65,592			
Plumbing Adj	+ 8.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	402,920			
Adj Base Cost	= 127.11	Lot Value	+	30,807			
Total Area	x 3,222	Indicated Value	=	433,727			
Adjusted Cost	= 409,548	Value Per SqFt		134.61			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	402,920		
Lot Value	30,807		
Indicated Value	433,727	134.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	433,727	134.61	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	103994		74	74	32.96		2,439
PRCH	SLAB PORCH - COVERED	103995	18x7		126	32.71		4,121
PRCH	SLAB PORCH - COVERED	103996	15x7		105	32.85		3,449
PATO	Patio - Open	179524		845	845	10.78		9,109



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

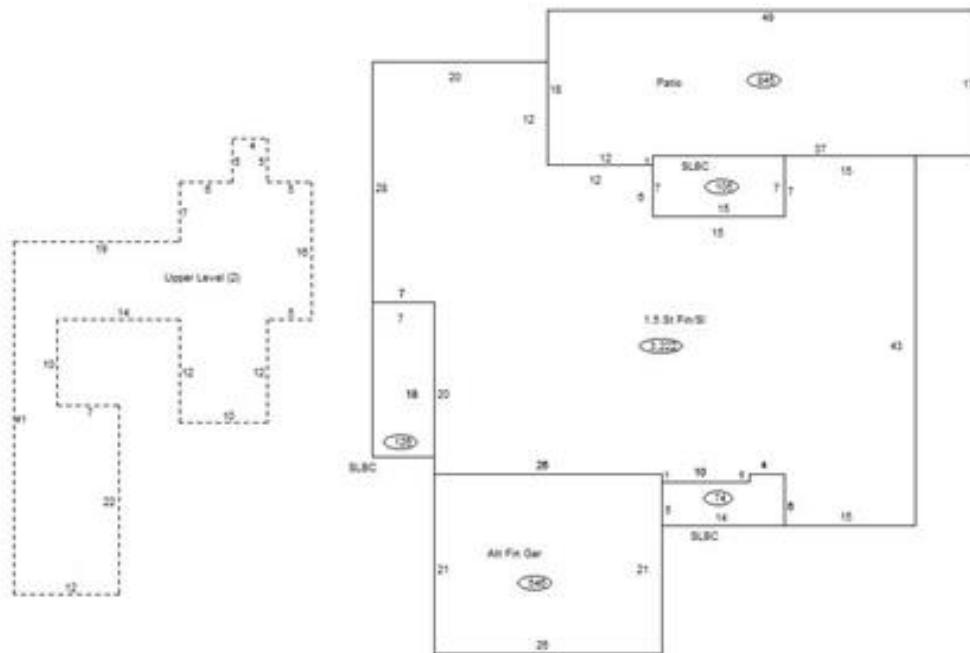
Date 04/18/2026

Time 06:42:55

Page 3

Sketch Image

660085329



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	546	1.000	546
2	R	5	Slab	13	1.5 St Fin/SI	2,357	1.367	3,222
3	M	PRCH		13	SLBC	74	1.000	74
4	M	PRCH		13	SLBC	126	1.000	126
5	M	PRCH		13	SLBC	105	1.000	105
6	U	^UL		13	Upper Level (2)	865	1.000	865
7	M	PATO		13	Patio	845	1.000	845
Total Building Area						2,357		3,222