



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:30:13
Page 1

Assessment Data					Primary Image				
Account 660089485 Parcel ID 22N15E-23-4-00000-000-0000 Cadastral ID 23-22-15-00910 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 304892 GLOVER RIVER RANCH LLC DEBBIE GLOVER 8994 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 64.88 - Acres Sec/Twn/Rng 23 / 22 / 15 / 4 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\062222(75)\IMG_0009.JPG 6/22/2022</p>				
Legal Description Lat/Long: 36.36702254 -95.67238244									
TR IN SE/4 OF SEC DESC AS COMM AT SE/C OF SEC; TH S88-33-08W 78' TO POB; TH S88-3308W 1564.96'; TH N01-1448W 958.54'; TH N44 5534E 62.73'; TH N10-1034E 429'; TH N19-1926W 123.27'; TH S60-3819E 492.52'; TH N88-4526E 1088.58'; TH S00-3057W 1283.93' TO					Building Permits				
					Number	Description	Opened	Closed	Amount
					R12	R12-POSS. NEW HOUSE TO BE BULIT	10/2008	06/2011	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2158/140	GLOVER REAL ESTATE LLC	02/15/2011	0	4
					1856/944	GLOVER, JAMES E & DEBRA A	03/22/2007	0	4
					1855/586	LAWSON, EUGENE K &	03/13/2007	2,424,500	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2008	Land Value	10,984	10,984	11%	1,208	Assessed	10,437	1,129.09
Year Frozen	0	Improvements	83,896	83,896		9,229	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	94,880	94,880		10,437	Total Taxable	10,437	1,129.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660089485	GLOVER RIVER RANCH LLC			10	97,746	0	10,753	1,164.00
2024	2024-660089485	GLOVER RIVER RANCH LLC			10	102,717	0	11,300	1,183.00
2023	2023-660089485	GLOVER RIVER RANCH LLC			10	122,461	0	11,322	1,178.00
2022	2022-660089485	GLOVER RIVER RANCH LLC			10	117,646	0	10,993	1,138.00
2021	2021-660089485	GLOVER RIVER RANCH LLC			10	121,715	0	10,673	1,113.00
2020	2020-660089485	GLOVER RIVER RANCH LLC			10	121,644	0	10,362	1,097.00
2019	2019-660089485	GLOVER RIVER RANCH LLC			10	117,258	0	10,060	1,044.00
2018	2018-660089485	GLOVER RIVER RANCH LLC			10	128,857	0	9,767	1,049.00
2017	2017-660089485	GLOVER RIVER RANCH LLC			10	127,542	0	9,483	1,078.00
2016	2016-660089485	GLOVER RIVER RANCH LLC			10	124,281	0	9,206	954.00
2015	2015-660089485	GLOVER RIVER RANCH LLC			10	119,139	0	8,938	875.00
2014	2014-660089485	GLOVER RIVER RANCH LLC			10	116,705	0	8,678	849.00
2013	2013-660089485	GLOVER RIVER RANCH LLC			10	111,034	0	8,426	797.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:30:13
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		\\tsclient\T\TOMMY DUNLAP\062222(75)\IMG_0009.JPG 6/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,056 / 1,196
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 49

Cost Approach				Manual : 01/2025			
Base Cost	90.07	Total Misc Impr	+ 14,971				
Roofing Adj	+ 4.10	Garage Cost	+ 0				
Subfloor Adj	+ 1.07	Total RCN	= 156,673				
Heat/Cool Adj	+ 11.47	Depreciation (56%)	- 87,737				
Plumbing Adj	+ 11.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 68,936				
Adj Base Cost	= 118.48	Lot Value	+ 0				
Total Area	x 1,196	Indicated Value	= 68,936				
Adjusted Cost	= 141,702	Value Per SqFt	57.64				

GRM Approach			
GRM Code			
Gross Rent	0.00		
Indicated Value			
Multiple Regression			
MRA Code			
Adusted R			
Indicated Value			
Direct Comparables			
Selection Model	1 Res		
Adjustment Model	A2 AO Test		
Comparables			
Indicated Value			
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,936		
Lot Value			
Indicated Value	68,936	57.64	Per SqFt
Agland Value	10,984		
Site Improvements	14,960		
Total Value	94,880	79.33	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	5,095.98		5,096
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	109408	38x10		380	25.53		9,701
PATO	SLAB PORCH - OPEN	109409	4x4		16	10.86		174



Rogers

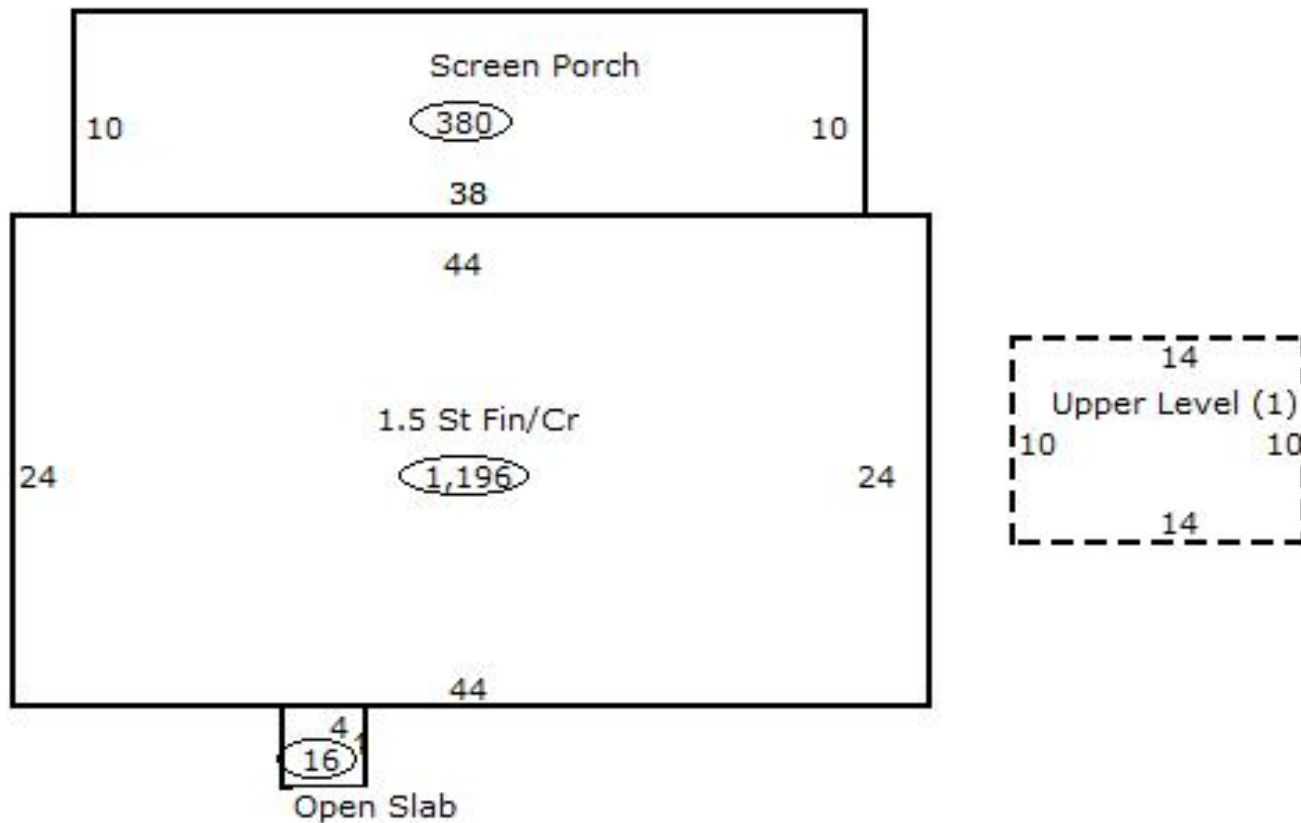
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:30:13
 Page 3

Sketch Image

660089485



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,056	1.133	1,196
2	M	EPKS		13	Screen Porch	380	1.000	380
3	M	PATO		13	Open Slab	16	1.000	16
4	U	^UL		13	Upper Level (1)	140	1.000	140
Total Building Area						1,056		1,196



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:30:13
 Page 4

660089485

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	TNCT	TENNIS COURT	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (49,800.00 x 1) 49,800		Modifier Total	RCN 49,800	Depr (80% Phys/ % Func) 39,840	RCNLD 9,960
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (80% Phys/ % Func) 20,000	RCNLD 5,000



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:30:14
Page 5

Agland Inventory

660089485

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			12.216	110	110	1,341	1,341
SO	SOGN SOILS	TMBR	15			4.792	27	27	129	129
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			4.200	85	85	355	355
W	WATER	TMBR	0			.060	0	0	0	0
TMBR Totals						21.268			1,825	1,825
RMB	RIVERTON LOAM 1-3% SLOPES	IMP PST	75			43.612	210	210	9,159	9,159
IMP PST Totals						43.612			9,159	9,159
Total Agland						64.880			10,984	10,984