



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660096231													
Parcel ID	21N15E-32-4-00000-000-0002													
Cadastral ID	32-21-15-00931													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	323954													
DA VENTURES LLC														
24788 S 4090 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	24774 S 4090 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.63 - Acres											
Sec/Twn/Rng	32 / 21 / 15 / 4													
Neighborhood	6090 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25196462 -95.72362836														
TR DESC COMM SE/C SEC; N01.1227W 751.66' TO POB; S88.4016W 145.99'; N01.1243W 94.01'; S88.4053W 61.22'; N01.1159W 143.99'; N88 4035E 207.20'; S01.1227E 238' TO POB AND TR DESC COMM SE/C SEC; N01.1227W 989.66'; S88.4035W 207.20' TO POB; S01.1159E 143 99'; S88.4053W 44.25'; S01.1225E 15'; S88.5723W 409.21';														
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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2696/199	BROOKS, DAMON L & ANGELA T	02/20/2018	0	4										
2545/868	HEISTERBERG, JAMES	04/28/2016	108,000	YES										
2351/183	TUGGLE, CALVIN BRENT &	08/04/2013	110,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2017	Land Value	59,089	59,089	11%	6,500	Assessed	14,330	1,492.21					
Year Frozen	0	Improvements	71,180	71,180		7,830	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	130,269	130,269		14,330	Total Taxable	14,330	1,492.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660096231	DA VENTURES LLC	80	131,099	0	14,421	1,501.00							
2024	2024-660096231	DA VENTURES LLC	80	136,479	0	13,790	1,322.00							
2023	2023-660096231	DA VENTURES LLC	80	119,398	0	13,134	1,240.00							
2022	2022-660096231	DA VENTURES LLC	4	117,432	0	12,918	1,241.00							
2021	2021-660096231	DA VENTURES LLC	4	116,586	0	12,807	1,199.00							
2020	2020-660096231	DA VENTURES LLC	4	116,835	0	12,197	1,144.00							
2019	2019-660096231	DA VENTURES LLC	4	105,602	0	11,617	1,107.00							
2018	2018-660096231	DA VENTURES LLC	4	109,135	0	12,005	1,144.00							
2017	2017-660096231	BROOKS, DAMON L & ANGELA T	4	108,511	0	11,937	1,141.00							
2016	2016-660096231	BROOKS, DAMON L & ANGELA T	4	114,659	1000	11,612	1,123.00							
2015	2015-660096231	HEISTERBERG, JAMES	4	113,479	1000	11,482	1,120.00							
2014	2014-660096231	HEISTERBERG, JAMES	4	114,603	1000	11,606	1,071.00							



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable			
Non-Ag Acres	2.626		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	114,388.00 x .52 = 59,089		
Factor Value			
Adjustments	1.0000		
Lot Value	59,089		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	896 / 896
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1940 / 30

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	49,612	55.37 Per SqFt

### Direct Comparables

Selection Model	1	Res
Adjustment Model	A2	AO Test
Comparables		
Indicated Value		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	71,180		
Lot Value	59,089		
Indicated Value	130,269	145.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	130,269	145.39	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.31	Total Misc Impr	+ 1,158
Roofing Adj	+ 4.86	Garage Cost	+ 0
Subfloor Adj	+ 1.24	Total RCN	= 118,633
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	- 47,453
Plumbing Adj	+ 6.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 71,180
Adj Base Cost	= 131.11	Lot Value	+ 59,089
Total Area	x 896	Indicated Value	= 130,269
Adjusted Cost	= 117,475	Value Per SqFt	145.39

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	66990	8x6		48	24.12		1,158



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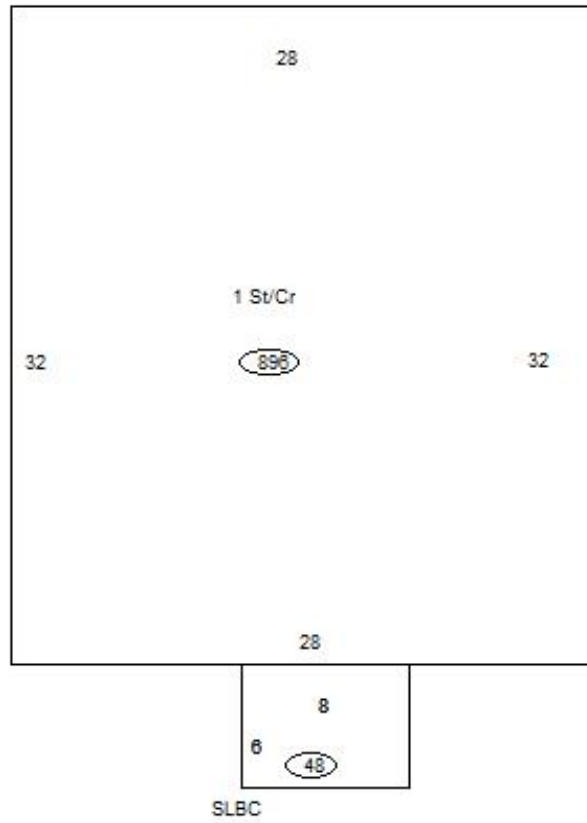
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### Sketch Image

660096231



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	896	1.000	896
2	M	PRCH		10	SLBC	48	1.000	48
<b>Total Building Area</b>						896		896