




# 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	660100041				 <p>660100041_001.JPG 8/19/2025</p>				
Parcel ID	20N15E-12-1-00000-000-0170								
Cadastral ID	12-20-15-00170								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	305032								
CAMPBELL, EVAN G &									
JESSICA LYNN									
23732 CODY TRACE									
CLAREMORE OK 74019-0000									
<b>Parcel Location</b>									
Situs	09630 E 540 RD								
Subdivision									
Lot/Block	/	Parcel Size	46.95 - Acres						
Sec/Twn/Rng	12 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.23280158 -95.66658266									
TR DESC ON 2604-759 AS COMM NE/C SEC; S88.2956W 2344.03' TO POB; S09.1137W 1363.78'; S88.2913W 2176.28'; N38.3327E 1441.93'; RIGHT CURVE RADIUS 523.69' ARC DISTANCE 456.20' CHORD BEARING N63.3048E CHORD LENGTH 441.91'; N01.3024W 50'; N88 2913E 806.92'; N88.2956E 293.91' TO POB. LESS TR DESC 2023 007172 AS									
<b>Building Permits</b>									
Number	Description	Opened	Closed	Amount					
R25 003	NEW POOL	02/2025	08/2025	74,970					
R24 227	NEW SFR 3763 SQ FT	07/2024	08/2025	805,425					
R18	R18-RECENTLY SOLD	03/2017	11/2017						
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption					
<b>Sale History</b>									
Bk/Pg	Grantor	Date	Price	Code					
2604/759	WIECZOREK, LAURA ANN	12/27/2016	263,500	YES					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2017	Land Value	8,456	7,762	11%	854	Assessed	78,669	8,191.95
Year Frozen		Improvements	707,408	707,408		77,815	Penalty	0	
Uncapped Value	707,408	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	715,864	715,170		78,669	Total Taxable	78,669	8,192.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100041	CAMPBELL, EVAN G &	4	7,536	0	829	86.00		
2024	2024-660100041	CAMPBELL, EVAN G &	4	7,536	0	829	80.00		
2023	2023-660100041	CAMPBELL, EVAN G &	4	7,536	0	829	79.00		
2022	2022-660100041	CAMPBELL, EVAN G &	4	8,770	0	965	93.00		
2021	2021-660100041	CAMPBELL, EVAN G &	4	8,770	0	965	90.00		
2020	2020-660100041	CAMPBELL, EVAN G &	4	8,770	0	965	91.00		
2019	2019-660100041	CAMPBELL, EVAN G &	4	8,770	0	965	92.00		
2018	2018-660100041	CAMPBELL, EVAN G &	4	8,786	0	966	92.00		
2017	2017-660100041	CAMPBELL, EVAN G &	4	8,770	0	965	92.00		



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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 FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,909 / 4,364
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,313 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	102.73	Total Misc Impr	+	22,598			
Roofing Adj	+ 4.03	Garage Cost	+	79,660			
Subfloor Adj	+ 0.00	Total RCN	=	674,509			
Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	-	6,745			
Plumbing Adj	+ 6.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	667,764			
Adj Base Cost	= 131.13	Lot Value	+				
Total Area	x 4,364	Indicated Value	=	667,764			
Adjusted Cost	= 572,251	Value Per SqFt		153.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	667,764		
Lot Value			
Indicated Value	667,764	153.02	Per SqFt
Agland Value	8,456		
Site Improvements	39,644		
Total Value	715,864	164.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	7,721.18		7,721
GENR	Generator - Residential Standby	0		01 2025	1	4,242.00		4,242
PRCH	Porch	173080	8x7		56	36.48		2,043
PATC	Patio - Covered	173081	17x7		119	26.22		3,120
PATO	Patio - Open	173084	32x15		480	11.40		5,472



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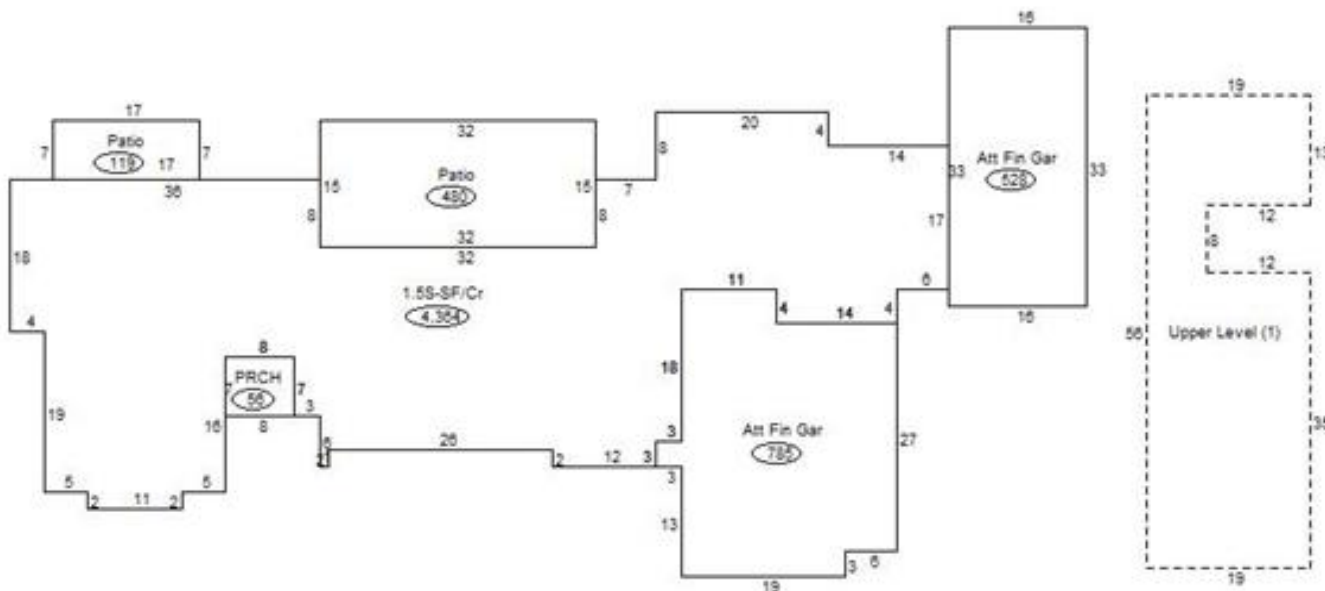
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	785	1.000	785
2	G	5		20	Att Fin Gar	528	1.000	528
3	M	PRCH		20	PRCH	56	1.000	56
4	M	PATC		20	Patio	119	1.000	119
5	R	5	Crawl	20	1.5S-SF/Cr	2,909	1.500	4,364
6	U	^UL		20	Upper Level (1)	968	1.000	968
7	M	PATO		20	Patio	480	1.000	480
<b>Total Building Area</b>						2,909		4,364



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		752
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2025	<b>Eff Age</b> 1		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (48.97 x 752)	36,825		36,825	1,841	34,984

PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		1,024
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2025	<b>Eff Age</b> 1		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (4.79 x 1,024)	4,905		4,905	245	4,660



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			14.276	54	54	771	771
<b>TMBR Totals</b>						14.276			771	771
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			32.675	235	235	7,685	7,685
<b>IMP PST Totals</b>						32.675			7,685	7,685
<b>Total Agland</b>						46.950			8,456	8,456