



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 660102178 Parcel ID 21N16E-31-4-00000-001-0000 Cadastral ID 31-21-16-00811 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 335471 BELL FAMILY REVOCABLE LIVING TRUST 24950 S 4140 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24950 S 4140 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 31 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (119)\IMG_0003.JPG 12/8/2022</p> | | | | | | |
| Legal Description Lat/Long: 36.24984741 -95.63337012 | | | | | | | | | | Building Permits |
| SE SE SE SE | | | | Number | | Description | | Opened | Closed | Amount |
| | | | | R22 | | R23 NEW DTCH ACC BLDG | | 03/2022 | 03/2022 | |
| | | | | R20 000104 | | R22- NEW 4018 SQ FT SFR | | 04/2020 | 04/2021 | 450,000 |
| Exemptions | | | | Sale History | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | |
| | | | | | / | BELL FAMILY REV LIVING TRUST | 03/16/2021 | 0 | 4 | |
| | | | | | / | BELL, JAMES W & DERETHA K | 03/16/2021 | 0 | 4 | |
| | | | | | / | LAMB, CRAIG SCOTT & | 10/29/2018 | 57,500 | YES | |
| Parcel Valuation | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 109.172 | Current Tax | |
| Remove Cap | 2019 | | Land Value | 61,226 | 61,226 | 11% | 6,735 | Assessed | 84,837 | 9,261.81 |
| Year Frozen | | | Improvements | 710,018 | 710,018 | | 78,102 | Penalty | 0 | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | | Total Value | 771,244 | 771,244 | | 84,837 | Total Taxable | 84,837 | 9,262.00 |
| Assessment History | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | |
| 2025 | 2025-660102178 | BELL FAMILY REVOCABLE | | | 21 | 735,210 | 0 | 80,873 | 8,829.00 | |
| 2024 | 2024-660102178 | BELL FAMILY REVOCABLE | | | 21 | 768,153 | 0 | 82,521 | 8,477.00 | |
| 2023 | 2023-660102178 | BELL FAMILY REVOCABLE | | | 21 | 714,469 | 0 | 78,592 | 8,009.00 | |
| 2022 | 2022-660102178 | BELL FAMILY REVOCABLE | | | 21 | 707,921 | 0 | 77,871 | 8,011.00 | |
| 2021 | 2021-660102178 | BELL FAMILY REVOCABLE | | | 21 | 47,955 | 0 | 5,275 | 520.00 | |
| 2020 | 2020-660102178 | BELL FAMILY REV LIVING TRUST | | | 21 | 46,920 | 0 | 5,161 | 526.00 | |
| 2019 | 2019-660102178 | BELL FAMILY REV LIVING TRUST | | | 21 | 57,501 | 0 | 6,325 | 651.00 | |



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| Lot Data | | Square-Foot - NBHD 2116 #1 | |
|-----------------|--------------------|----------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | 0 | | |
| Units Buildable | 0 | | |
| Non-Ag Acres | 2.4278 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 105,756.00 x .58 = | 61,226 | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 61,226 | | |



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| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4.5 - Good |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 75% Veneer, Masonry 25% Frame, Siding, Wood |
| Base/Total Area | 3,916 / 4,566 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 3,916 |
| Fixture/RghIn | 16 / |
| Bed/F/H Bath | 3 / 3.0 / 1.0 |
| Basement Area | |
| Garage Type | 1,244 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2021 / 4 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 761,641 | 166.81 | Per SqFt |

| Direct Comparables | |
|--------------------|-------------|
| Selection Model | A Adam Test |
| Adjustment Model | NewTest |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|--------------------|-----------|------------------|--|--|--|
| Base Cost | 99.52 | Total Misc Impr | + 45,551 | | | | |
| Roofing Adj | + 4.98 | Garage Cost | + 60,222 | | | | |
| Subfloor Adj | + -3.66 | Total RCN | = 676,066 | | | | |
| Heat/Cool Adj | + 17.38 | Depreciation (4%) | - 27,043 | | | | |
| Plumbing Adj | + 6.68 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 649,023 | | | | |
| Adj Base Cost | = 124.90 | Lot Value | + 61,226 | | | | |
| Total Area | x 4,566 | Indicated Value | = 710,249 | | | | |
| Adjusted Cost | = 570,293 | Value Per SqFt | 155.55 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 649,023 | | |
| Lot Value | 61,226 | | |
| Indicated Value | 710,249 | 155.55 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 60,995 | | |
| Total Value | 771,244 | 168.91 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 149940 | 23x18 | | 414 | 34.83 | | 14,420 |
| PRCH | SLAB PORCH - COVERED | 149941 | 452 | | 452 | 34.71 | | 15,689 |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | | | 2 | 2 | 7,721.18 | | 15,442 |



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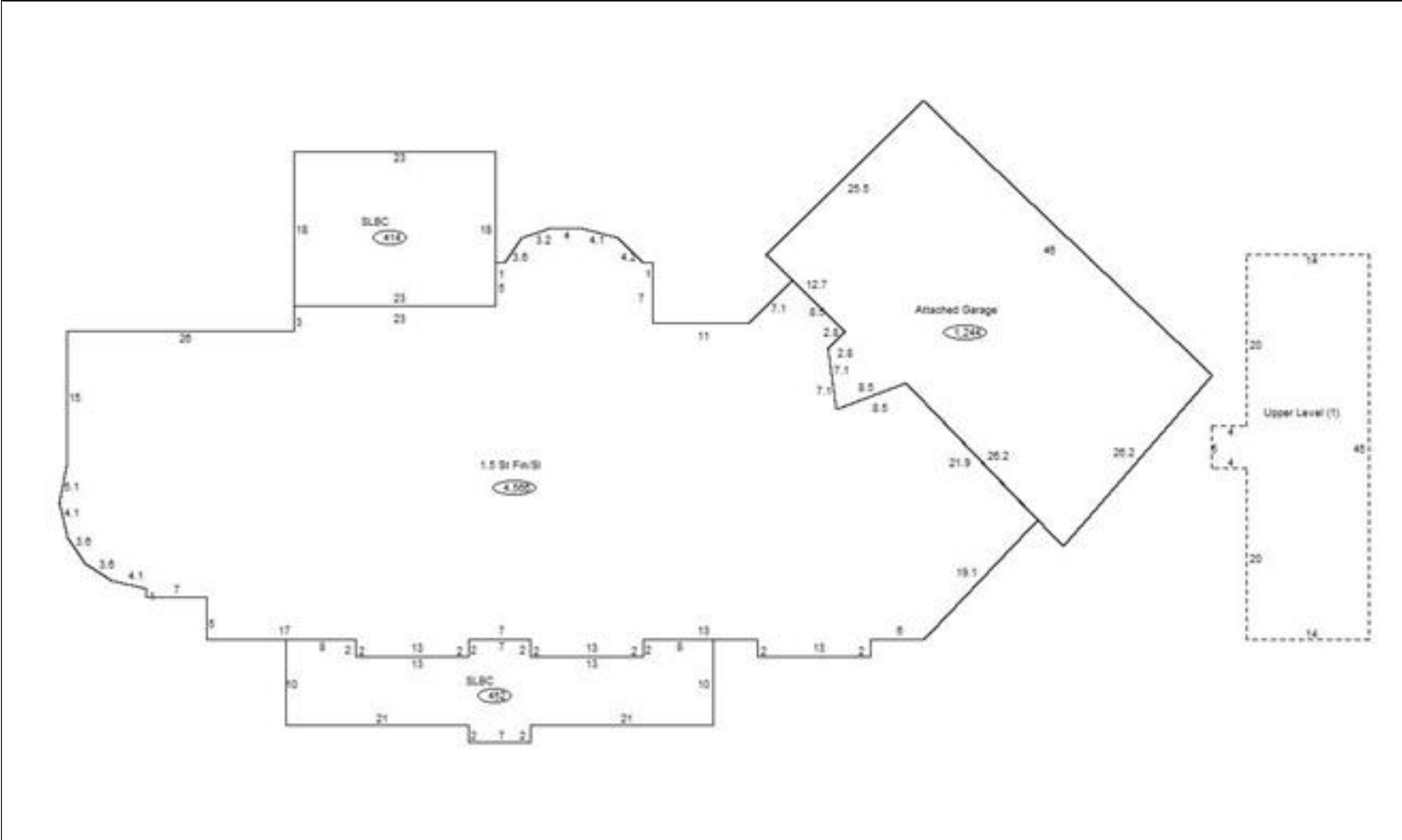
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 5 | Slab | 13 | 1.5 St Fin/SI | 3,916 | 1.166 | 4,566 |
| 2 | U | ^UL | | 13 | Upper Level (1) | 650 | 1.000 | 650 |
| 3 | G | 1 | | 13 | Attached Garage | 1,244 | 1.000 | 1,244 |
| 4 | M | PRCH | | 13 | SLBC | 414 | 1.000 | 414 |
| 5 | M | PRCH | | 13 | SLBC | 452 | 1.000 | 452 |
| Total Building Area | | | | | | 3,916 | | 4,566 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|---------------------------|----------------------|-----------------------|------------|-------------|-------------------------------|----------------|--------|
| UTIL | Shop Building | | 30x60x0 | | Formed Metal | 1,800 | |
| Qual | 4 | Cond | 4 | Year | 2023 | Eff Age | 2 |
| Valuation Summary | | Modifier Total | | RCN | Depr (3% Phys/ % Func) | RCNLD | |
| Base Cost (33.28 x 1,800) | | 59,904 | | | 59,904 | 1,797 | 58,107 |
| PRCH | Slab Porch - Covered | | 6x12x0 | | | 72 | |
| Qual | | Cond | | Year | Eff Age | | |
| Valuation Summary | | Modifier Total | | RCN | Depr (0% Phys/ % Func) | RCNLD | |
| Base Cost (26.70 x 72) | | 1,922 | | | 1,922 | | 1,922 |
| PRCH | Slab Porch - Covered | | 6x6x0 | | | 36 | |
| Qual | | Cond | | Year | Eff Age | | |
| Valuation Summary | | Modifier Total | | RCN | Depr (0% Phys/ % Func) | RCNLD | |
| Base Cost (26.82 x 36) | | 966 | | | 966 | | 966 |