



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 660107025 Parcel ID 22N15E-19-1-00000-006-0000 Cadastral ID 19-22-15-00460 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 345511 NOWAKOWSKI, JOHN C & ADRIENNE D 4159 E CANEY RIVER RD CLAREMORE OK 74019-0000 Parcel Location Situs 04159 E CANEY RIVER RD Subdivision Lot/Block / Parcel Size 12 - Acres Sec/Twn/Rng 19 / 22 / 15 / 1 Neighborhood 6020 - UNPLATTED School District S026 - COLLINSVILLE SCHOOLS | | | | <p>660106995_003.JPG 7/12/2024</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.36722645 -95.75766117 ONLY THAT PORTION OF 19-22-15 CONTAINED IN DESC 2022-011118 AS BEG SE/C SEC 24-22-14; N59.5639W 1542.15'; CURVE LEFT RAD 253.76 CENT ANG 67.34 CHORD BEAR N40.0933E LENGTH 282.21 ARC 299.26'; N03.3540E 542.16'; CURVE RIGHT RAD 1455.74 CENT ANG 14.5036 CHORD N11.0022E LENGTH 376.08' ARC 377.13'; N16 3550E 272.25'; | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | Code | Type | Active | Maximum | Exemption | | | | | | <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>R24</td> <td>NEW SFR</td> <td>04/2024</td> <td>07/2024</td> <td> </td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>07/2022</td> <td>09/2022</td> <td> </td> </tr> </tbody> </table> | | | | | | Number | Description | Opened | Closed | Amount | R24 | NEW SFR | 04/2024 | 07/2024 | | S22 | S23 SPLIT | 07/2022 | 09/2022 | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R24 | NEW SFR | 04/2024 | 07/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S22 | S23 SPLIT | 07/2022 | 09/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sale History | | | | <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BARTEL, CHAERA L & CRAIG L</td> <td>10/02/2024</td> <td>820,000</td> <td>WG</td> </tr> <tr> <td>/</td> <td>504 RETREAT LLC</td> <td>05/22/2024</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>THE RANCH AT CANEY RIVER LLC</td> <td>06/27/2022</td> <td>320,000</td> <td>WG</td> </tr> </tbody> </table> | | | | | | Bk/Pg | Grantor | Date | Price | Code | / | BARTEL, CHAERA L & CRAIG L | 10/02/2024 | 820,000 | WG | / | 504 RETREAT LLC | 05/22/2024 | 0 | 4 | / | THE RANCH AT CANEY RIVER LLC | 06/27/2022 | 320,000 | WG | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | BARTEL, CHAERA L & CRAIG L | 10/02/2024 | 820,000 | WG | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | 504 RETREAT LLC | 05/22/2024 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | THE RANCH AT CANEY RIVER LLC | 06/27/2022 | 320,000 | WG | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 112.698 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2025 | Land Value | 432 | 432 | 11% | 48 | Assessed | 32,296 | 3,639.69 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 295,129 | 293,166 | | 32,248 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 295,561 | 293,598 | | 32,296 | Total Taxable | 32,296 | 3,640.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660107025 | NOWAKOWSKI, JOHN C & | | | 28 | 285,047 | 0 | 31,356 | 3,534.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660107025 | BARTEL, CHAERA L & CRAIG L | | | 28 | 432 | 0 | 48 | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660107025 | 504 RETREAT LLC | | | 28 | 432 | 0 | 48 | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660107025 | 504 RETREAT LLC | | | 28 | 432 | 0 | 48 | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | Primary Image |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Metal |
| Base/Total Area | 2,400 / 2,400 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 2,400 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 4 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 2024 / 2 |

| | |
|-------------------|-----------|
| 660106995_003.JPG | 7/12/2024 |
|-------------------|-----------|

| 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 | 88.95 | Total Misc Impr | + 38,808 | Roofing Adj | + 4.94 | Garage Cost | + 301,152 |
| Subfloor Adj | + -2.01 | Total RCN | = 6,023 | Heat/Cool Adj | + 12.64 | Depreciation (2%) | - 0 |
| Plumbing Adj | + 4.79 | Lump Sums | + 295,129 | Basement Adj | + 0.00 | RCNLD | = 0 |
| Adj Base Cost | = 109.31 | Lot Value | + 295,129 | Total Area | x 2,400 | Indicated Value | = 295,129 |
| Adjusted Cost | = 262,344 | Value Per SqFt | 122.97 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 295,129 | | |
| Lot Value | | | |
| Indicated Value | 295,129 | 122.97 | Per SqFt |
| Agland Value | 432 | | |
| Site Improvements | | | |
| Total Value | 295,561 | 123.15 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-------------|-----------|------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 160557 | 1650 | | 1,650 | 23.52 | | 38,808 |



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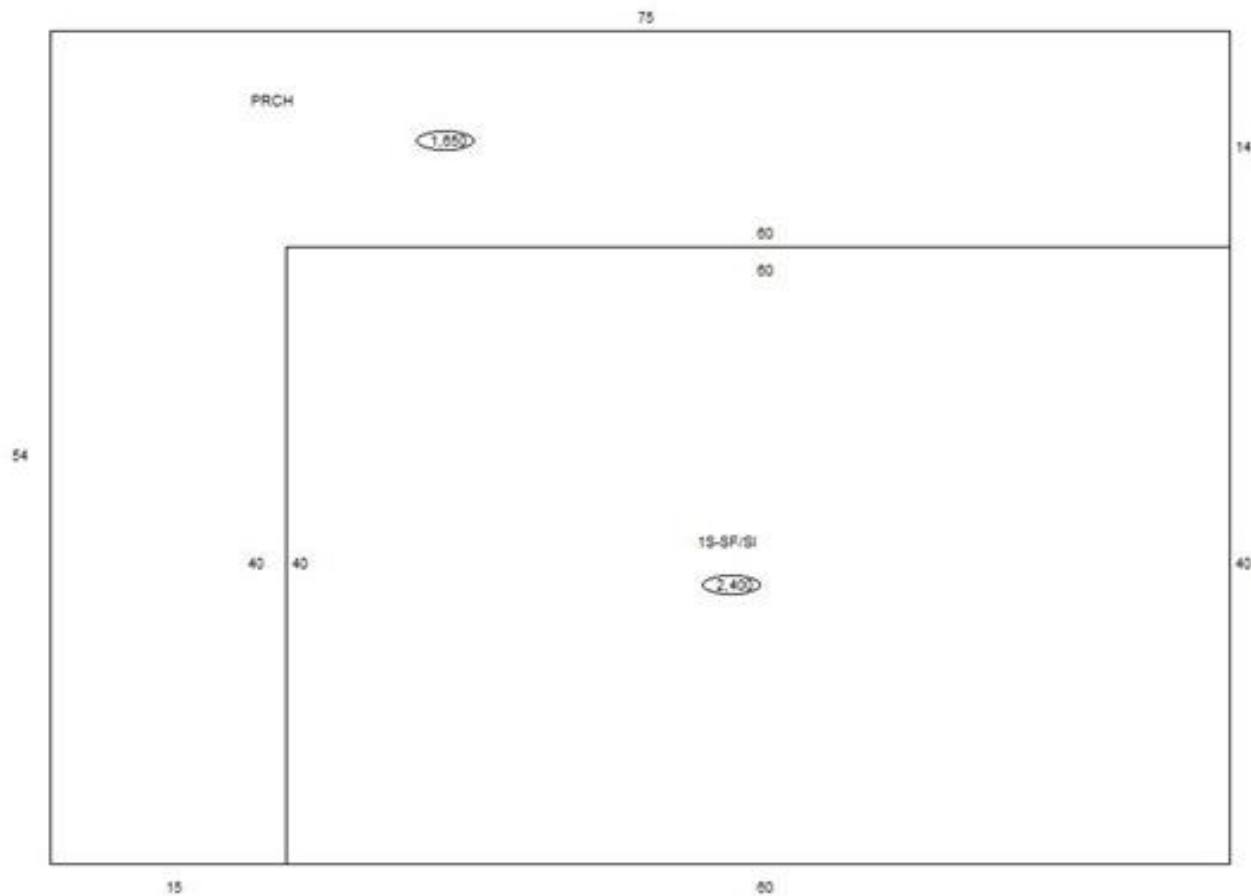
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 10 | 1S-SF/SI | 2,400 | 1.000 | 2,400 |
| 2 | M | PRCH | | 10 | PRCH | 1,650 | 1.000 | 1,650 |
| Total Building Area | | | | | | 2,400 | | 2,400 |



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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 |
|-----------------------|-------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| SO | SOGN SOILS | NTV PST | 15 | | | 12.000 | 36 | 36 | 432 | 432 |
| NTV PST Totals | | | | | | 12.000 | | | 432 | 432 |
| Total Agland | | | | | | 12.000 | | | 432 | 432 |