



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:03:07
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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------------|----------------------------|----------|-------------|--|---------------|------------|-------------|-----------|---|------------------|--------------|----------|-------------|--|---------------|------------|-------------|----------------|----------------------------|---------|---------|---------|-------|---------------|-------------------|----------------|----------------------------|--------------|--------|--------|-------|--------|---------|----------------|----------------------------|----------------|---------------|---|-------|--------|---|-----------|-------|--------|----------------|---------------|--------|--------|--|-------|---------------|-------|--------|
| Account 660107689 Parcel ID 23N16E-14-4-00000-010-0000 Cadastral ID 14-23-16-00117 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 340579 NEAL, CHARISMA COCO DIANNE 14935 E 380 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14935 E 380 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 14 / 23 / 16 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS | | | | | <p>\\tsclient\T\ROB STUFF\2023-10-26\IMG_0009.JPG 10/26/2023</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.46721831 -95.56159082 S 198.9' E 219' SE SE. | | | | | | | | | | 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>A23 A24</td> <td></td> <td>01/2023</td> <td>10/2023</td> <td></td> </tr> <tr> <td>S22 S23 SPLIT</td> <td></td> <td>01/2023</td> <td>01/2023</td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | A23 A24 | | 01/2023 | 10/2023 | | S22 S23 SPLIT | | 01/2023 | 01/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A23 A24 | | 01/2023 | 10/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S22 S23 SPLIT | | 01/2023 | 01/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | 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>HANER, ART THOMAS</td> <td>12/20/2022</td> <td>0</td> <td>4</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | HANER, ART THOMAS | 12/20/2022 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | HANER, ART THOMAS | 12/20/2022 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>95.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>Land Value</td> <td>28,896</td> <td>28,896</td> <td>11%</td> <td>3,179</td> <td>Assessed</td> <td>6,368</td> <td>609.67</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>44,619</td> <td>28,994</td> <td></td> <td>3,189</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0 Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0 Total Value</td> <td>73,515</td> <td>57,890</td> <td></td> <td>6,368</td> <td>Total Taxable</td> <td>5,368</td> <td>527.00</td> </tr> </tbody> </table> | | | | | | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 95.740 | Current Tax | Remove Cap | Land Value | 28,896 | 28,896 | 11% | 3,179 | Assessed | 6,368 | 609.67 | Year Frozen | Improvements | 44,619 | 28,994 | | 3,189 | Penalty | 0 | | Uncapped Value | 0 Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -83.00 | TIF Project ID | 0 Total Value | 73,515 | 57,890 | | 6,368 | Total Taxable | 5,368 | 527.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 95.740 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | Land Value | 28,896 | 28,896 | 11% | 3,179 | Assessed | 6,368 | 609.67 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | Improvements | 44,619 | 28,994 | | 3,189 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -83.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 Total Value | 73,515 | 57,890 | | 6,368 | Total Taxable | 5,368 | 527.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660107689</td> <td>NEAL, CHARISMA COCO DIANNE</td> <td>71</td> <td>71,223</td> <td>1000</td> <td>5,182</td> <td>509.00</td> </tr> <tr> <td>2024</td> <td>2024-660107689</td> <td>NEAL, CHARISMA COCO DIANNE</td> <td>71</td> <td>58,485</td> <td>0</td> <td>6,003</td> <td>586.00</td> </tr> <tr> <td>2023</td> <td>2023-660107689</td> <td>NEAL, CHARISMA COCO DIANNE</td> <td>71</td> <td>23,025</td> <td>0</td> <td>2,533</td> <td>250.00</td> </tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660107689 | NEAL, CHARISMA COCO DIANNE | 71 | 71,223 | 1000 | 5,182 | 509.00 | 2024 | 2024-660107689 | NEAL, CHARISMA COCO DIANNE | 71 | 58,485 | 0 | 6,003 | 586.00 | 2023 | 2023-660107689 | NEAL, CHARISMA COCO DIANNE | 71 | 23,025 | 0 | 2,533 | 250.00 | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660107689 | NEAL, CHARISMA COCO DIANNE | 71 | 71,223 | 1000 | 5,182 | 509.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660107689 | NEAL, CHARISMA COCO DIANNE | 71 | 58,485 | 0 | 6,003 | 586.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660107689 | NEAL, CHARISMA COCO DIANNE | 71 | 23,025 | 0 | 2,533 | 250.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

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| Lot Data | | Square-Foot - NBHD 4050 #1 | |
|-----------------|--------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 0 | | |
| Units Buildable | 0 | | |
| Non-Ag Acres | 0 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 40,134.00 x .72 = 28,896 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 28,896 | | |



\\tsclient\T\ROB STUFF\2023-10-26\IMG_0009.JPG 10/26/2023

| Residential Data | |
|------------------|-----------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 1.5 - Low |
| Architecture | THF TINY HOME ON FOUNDATION |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Metal |
| Base/Total Area | 648 / 648 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 0 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 2 / 1.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 2023 / 2 |

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 | 44,619 | | |
| Lot Value | 28,896 | | |
| Indicated Value | 73,515 | 113.45 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 73,515 | 113.45 | Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|----------|--------------------|----------|
| Base Cost | 38.65 | Total Misc Impr | + 0 |
| Roofing Adj | + 5.24 | Garage Cost | + 0 |
| Subfloor Adj | + 2.71 | Total RCN | = 42,224 |
| Heat/Cool Adj | + 9.69 | Depreciation (2%) | - 844 |
| Plumbing Adj | + 8.86 | Lump Sums | + 3,239 |
| Basement Adj | + 0.00 | RCNLD | = 44,619 |
| Adj Base Cost | = 65.16 | Lot Value | + 28,896 |
| Total Area | x 648 | Indicated Value | = 73,515 |
| Adjusted Cost | = 42,224 | Value Per SqFt | 113.45 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|---------------------|-----------|------|------|-------|-----------|------|-------|
| WODC | Wood Deck - Covered | 171889 | 3x2 | | 6 | 44.70 | | 268 |
| WODC | Wood Deck - Covered | 171890 | 12x6 | | 72 | 41.27 | | 2,971 |



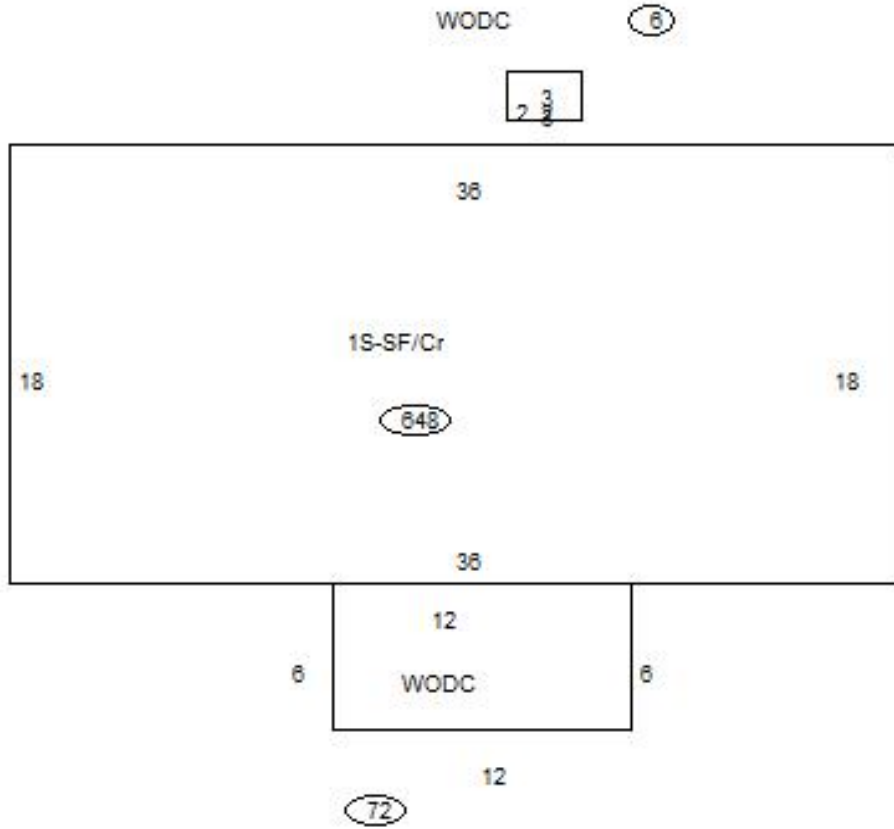
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Sketch Image

660107689



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 10 | 1S-SF/Cr | 648 | 1.000 | 648 |
| 2 | M | WODC | | 10 | WODC | 6 | 1.000 | 6 |
| 3 | M | WODC | | 10 | WODC | 72 | 1.000 | 72 |
| Total Building Area | | | | | | 648 | | 648 |