



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data  |                  |                              |          |             | Primary Image  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
|--|------------------|------------------------------|----------|-------------|--|---------------|---------------|-------------|-----------|----------|------------------|--------------|----------|-------------|---|---------------|------------|-------------|----------------|------------------------------|------------|---------|-------|-------|--------|------------------|----------------|------------------------------|-------------|---------|--------------|---------|--------|--|-------|---------|---|--|----------------|---|-------------|---|---|--|---|-----------|---|------|----------------|---|-------------|---------|--------|--|-------|---------------|-------|--------|
| <b>Account</b> 660108685<br><b>Parcel ID</b> 21N16E-35-4-00000-002-0000<br><b>Cadastral ID</b> 35-21-16-01515<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RA VI Area 1<br><b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE<br><b>Name ID</b> 343399<br>BLACKMAR, GREGORY V & KERI M<br><br>24770 S 4180 RD<br>CLAREMORE OK 74019-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 24858 S 4180 RD<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 3.37 - Acres<br><b>Sec/Twn/Rng</b> 35 / 21 / 16 / 4<br><b>Neighborhood</b> 2116 - UNPLATTED<br><b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS  |                  |                              |          |             |  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| <b>Legal Description</b> Lat/Long: 36.25188719 -95.56222500  |                  |                              |          |             |  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| <b>Legal Description</b> TR DESC 2023-017020 AS COMM SE/C SEC; N 807' TO POB; N 216'; W 646.6'; SWLY 208.81'; S 16'; E 706.5' TO POB.  |                  |                              |          |             | <b>Building Permits</b> <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>S23</td> <td>S24 SPLIT</td> <td>01/2024</td> <td>06/2025</td> <td></td> </tr> </tbody> </table> |               |               |             |           | Number   | Description      | Opened       | Closed   | Amount      | S23   | S24 SPLIT     | 01/2024    | 06/2025     |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| Number   | Description      | Opened                       | Closed   | Amount      |  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| S23  | S24 SPLIT        | 01/2024                      | 06/2025  |             |  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| <b>Exemptions</b> <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>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>   |                  |                              |          |             | Code   | Type          | Active        | Maximum     | Exemption | H        | Homestead        | No           | 1,000    |             | <b>Sale History</b> <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>LOW, DARRELL E &amp;</td> <td>12/06/2023</td> <td>0</td> <td>4</td> </tr> </tbody> </table> |               |            |             |                | Bk/Pg                        | Grantor    | Date    | Price | Code  | /      | LOW, DARRELL E & | 12/06/2023     | 0                            | 4           |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| Code   | Type             | Active                       | Maximum  | Exemption   |  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| H  | Homestead        | No                           | 1,000    |             |  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| Bk/Pg  | Grantor          | Date                         | Price    | Code        |  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| /  | LOW, DARRELL E & | 12/06/2023                   | 0        | 4           |  |               |               |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| <b>Parcel Valuation</b> <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>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value</td> <td>634</td> <td>478</td> <td>11%</td> <td>53</td> <td>Assessed</td> <td>7,828</td> <td>650.12</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements</td> <td>154,607</td> <td>70,682</td> <td></td> <td>7,775</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>155,241</td> <td>71,160</td> <td></td> <td>7,828</td> <td>Total Taxable</td> <td>7,828</td> <td>650.00</td> </tr> </tbody> </table> |                  |                              |          |             |  |               |               |             |           | Source   | REAL             | Fair Cash    | Capped   | Asmnt Level | Assessed  | Levy Rate     | 83.050     | Current Tax | Remove Cap     |                              | Land Value | 634     | 478   | 11%   | 53     | Assessed         | 7,828          | 650.12                       | Year Frozen | 2005    | Improvements | 154,607 | 70,682 |  | 7,775 | Penalty | 0 |  | Uncapped Value | 0 | Mobile Home | 0 | 0 |  | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value | 155,241 | 71,160 |  | 7,828 | Total Taxable | 7,828 | 650.00 |
| Source   | REAL             | Fair Cash                    | Capped   | Asmnt Level | Assessed   | Levy Rate     | 83.050        | Current Tax |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| Remove Cap   |                  | Land Value                   | 634      | 478         | 11%  | 53            | Assessed      | 7,828       | 650.12    |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| Year Frozen  | 2005             | Improvements                 | 154,607  | 70,682      |  | 7,775         | Penalty       | 0           |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| Uncapped Value   | 0                | Mobile Home                  | 0        | 0           |  | 0             | Exemption     | 0           | 0.00      |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| TIF Project ID   | 0                | Total Value                  | 155,241  | 71,160      |  | 7,828         | Total Taxable | 7,828       | 650.00    |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| <b>Assessment History</b> <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>2025-660108685</td> <td>BLACKMAR, GREGORY V &amp; KERI M</td> <td>5</td> <td>133,715</td> <td>0</td> <td>7,600</td> <td>631.00</td> </tr> <tr> <td>2024</td> <td>2024-660108685</td> <td>BLACKMAR, GREGORY V &amp; KERI M</td> <td>5</td> <td>143,122</td> <td>0</td> <td>7,379</td> <td>616.00</td> </tr> </tbody> </table>   |                  |                              |          |             |  |               |               |             |           | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions  | Taxable Value | Billed Tax | 2025        | 2025-660108685 | BLACKMAR, GREGORY V & KERI M | 5          | 133,715 | 0     | 7,600 | 631.00 | 2024             | 2024-660108685 | BLACKMAR, GREGORY V & KERI M | 5           | 143,122 | 0            | 7,379   | 616.00 |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| Tax Year   | Statement Number | Billed Owner                 | Tax Area | Total Value | Exemptions   | Taxable Value | Billed Tax    |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| 2025   | 2025-660108685   | BLACKMAR, GREGORY V & KERI M | 5        | 133,715     | 0  | 7,600         | 631.00        |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |
| 2024   | 2024-660108685   | BLACKMAR, GREGORY V & KERI M | 5        | 143,122     | 0  | 7,379         | 616.00        |             |           |          |                  |              |          |             |   |               |            |             |                |                              |            |         |       |       |        |                  |                |                              |             |         |              |         |        |  |       |         |   |  |                |   |             |   |   |  |   |           |   |      |                |   |             |         |        |  |       |               |       |        |



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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                            |   |           |  |                      |           |      |       |
| Method                            | Units-Buildable                         |   |           |  |                      |           |      |       |
| Base Lot Value                    |   |   |           |  |                      |           |      |       |
| Factor Value                      |   |   |           |  |                      |           |      |       |
| Adjustments                       |   |   |           |  |                      |           |      |       |
| Lot Value                         |   |   |           |  |                      |           |      |       |
| <b>Residential Data</b>           |   |   |           | \\tsclient\T\TOMMY DUNLAP\New folder (112)\IMG_0021.JPG 11/17/2022 |                      |           |      |       |
| Type                              | 1 Single Family Residence               |   |           | <b>GRM Approach</b>  |                      |           |      |       |
| Condition                         | 2 - Fair                                |   |           | GRM Code   |                      |           |      |       |
| Quality                           | 2 - Fair                                |   |           | Gross Rent   | 0.00                 |           |      |       |
| Architecture                      |   |   |           | Indicated Value  |                      |           |      |       |
| Style                             | 100% One Story                          |   |           | <b>Multiple Regression</b>   |                      |           |      |       |
| Exterior Wall                     | 60% Rustic Log 40% Frame, Siding, Metal |   |           | MRA Code   |                      |           |      |       |
| Base/Total Area                   | 2,458 / 2,458                           |   |           | Adjusted R   |                      |           |      |       |
| Style                             | 100% One Story                          |   |           | Indicated Value  |                      |           |      |       |
| HVAC                              | 100% Warmed & Cooled Air                |   |           | <b>Direct Comparables</b>  |                      |           |      |       |
| Roof Cover                        | 4 Metal, Preformed                      |   |           | Selection Model  | A Adam Test          |           |      |       |
| Area on Slab                      | 0                                       |   |           | Adjustment Model   | NewTest              |           |      |       |
| Fixture/RghIn                     | 11 /                                    |   |           | Comparables  |                      |           |      |       |
| Bed/F/H Bath                      | 3 / 2.0 /                               |   |           | Indicated Value  |                      |           |      |       |
| Basement Area                     |   |   |           | <b>Value Reconciliation</b>  |                      |           |      |       |
| Garage Type                       |   |   |           | Selected Approach  | Cost Approach        |           |      |       |
| Remodel                           |   |   |           | Improvements   | 154,607              |           |      |       |
| Year/Eff Age                      | 1992 / 34                               |   |           | Lot Value  |                      |           |      |       |
| <b>Cost Approach</b>              |   | <b>Manual : 01/2025</b>                       |           | Indicated Value  | 154,607              |           |      |       |
| Base Cost                         | 86.66                                   | Total Misc Impr                               | + 11,861  | Agland Value   | 634                  |           |      |       |
| Roofing Adj                       | + 4.34                                  | Garage Cost                                   | +         | Site Improvements  |                      |           |      |       |
| Subfloor Adj                      | + 2.17                                  | Total RCN                                     | = 278,824 | Total Value  | 308,594              |           |      |       |
| Heat/Cool Adj                     | + 10.30                                 | Depreciation ( 45%)                           | - 125,471 | 125.55   | Total Value Per SqFt |           |      |       |
| Plumbing Adj                      | + 5.14                                  | Lump Sums                                     | + 1,254   |  |                      |           |      |       |
| Basement Adj                      | + 0.00                                  | RCNLD   | = 154,607 |  |                      |           |      |       |
| Adj Base Cost                     | = 108.61                                | Lot Value                                     | +         |  |                      |           |      |       |
| Total Area                        | x 2,458                                 | Indicated Value                               | = 154,607 |  |                      |           |      |       |
| Adjusted Cost                     | = 266,963                               | Value Per SqFt                                | 62.90     |  |                      |           |      |       |
| <b>Miscellaneous Improvements</b> |   |   |           |  |                      |           |      |       |
| Code                              | Description                             | Sketch ID                                     | Size      | Year   | Units                | Unit Cost | Depr | Value |
| FPR1                              | FIREPLACE - RESIDENTIAL 1 STORY         | 0   |           | 1  | 1                    | 4,576.55  |      | 4,577 |
| PRCH                              | SLAB PORCH - COVERED                    | 72767   | 20x8      |  | 160                  | 20.79     |      | 3,326 |
| PATO                              | SLAB PORCH - OPEN                       | 72768   | 516       |  | 516                  | 7.67      |      | 3,958 |
| WODO                              | WOOD DECK - OPEN                        | 72770   | 14x6      |  | 84                   | 24.89     | 40%  | 1,254 |



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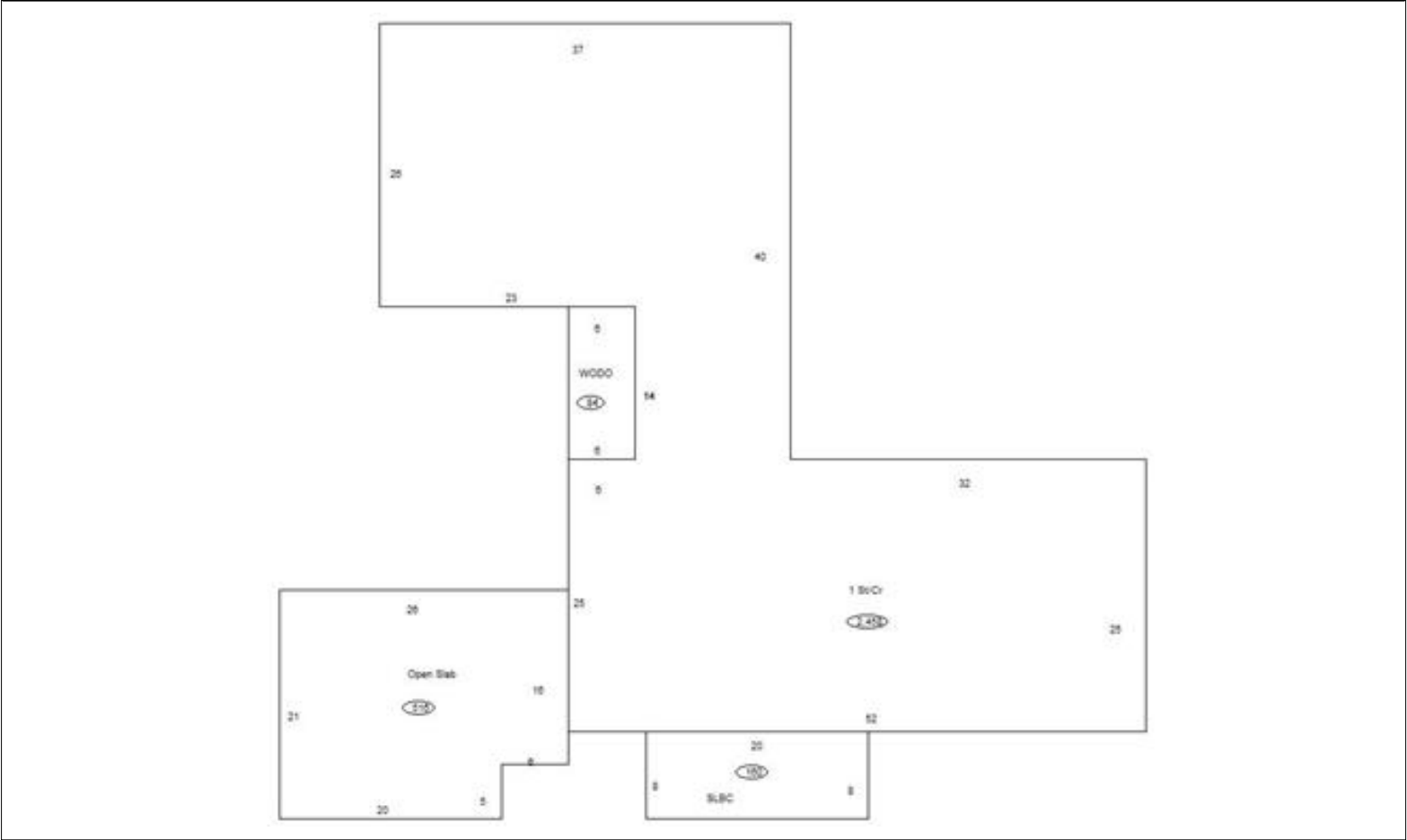
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Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | M    | PRCH |            | 10    | SLBC          | 160          | 1.000      | 160          |
| 2                          | M    | PATO |            | 10    | Open Slab     | 516          | 1.000      | 516          |
| 3                          | R    | 1    | Crawl      | 10    | 1 St/Cr       | 2,458        | 1.000      | 2,458        |
| 4                          | M    | WODO |            | 10    | WODO          | 84           | 1.000      | 84           |
| <b>Total Building Area</b> |      |      |            |       |               | <b>2,458</b> |            | <b>2,458</b> |



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### Outbuildings/Site Improvements

| Building Image | Code                     | Description | Dimensions            | Floor      | Roofing                         | Total Units  |
|----------------|--------------------------|-------------|-----------------------|------------|---------------------------------|--------------|
|                | LT                       | LEAN-TO     | 0x0x0                 |            |                                 | 288          |
|                | Qual                     | 3           | Cond 3                | Year       | Eff Age                         |              |
|                | <b>Valuation Summary</b> |             | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |
|                | Base Cost (2.92 x 288)   |             | 841                   |            | 841                             | 841          |
|                | STF                      | STG FAIR    | 0x0x0                 |            |                                 | 288          |
|                | Qual                     | 2           | Cond 3                | Year       | Eff Age                         |              |
|                | <b>Valuation Summary</b> |             | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |
|                | Base Cost (4.68 x 288)   |             | 1,348                 |            | 1,348                           | 1,348        |



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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  |          |          | .095  | 54       | 54       | 5         | 5            |
| DNB                   | DENNIS SILT LOAM 1-3% SLO | NTV PST  | 80  |          |          | 3.275 | 192      | 192      | 629       | 629          |
| <b>NTV PST Totals</b> |                           |          |     |          |          | 3.370 |          |          | 634       | 634          |
| <b>Total Agland</b>   |                           |          |     |          |          | 3.370 |          |          | 634       | 634          |