




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:04:05
Page 1

Assessment Data					Primary Image				
Account 660000072 Parcel ID 20N15E-01-4-00000-000-0000 Cadastral ID 01-20-15-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 334068 CEGIELSKI, CAROLYN S REVOCABLE LIVING TRUST 9777 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09777 E 540 RD Subdivision Lot/Block / Parcel Size 24.421 - Acres Sec/Twn/Rng 1 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>660000072_001.JPG 9/23/2025</p>				
Legal Description Lat/Long: 36.23591543 -95.66103491									
W2 E2 SW SE & S2 NW SE LESS 3.1 ACRES WATER LINE LESS .23 ACRES TO TPK LESS TR DEEDED TO STATE OF OK DESC AS; COMM SW/C SE , TH N 1320.55' TO SW/ C OF SW NW SE & POB, TH CONT N 506.92' TO ELY ROW/L TPKE, TH N38-33-21E ALG ROW/L 23.92' , TH S46-49-06E 263.84', TH S13-58-33E 145.44', TH S03-16- 24E 149.56', TH					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	CEGIELSKI, CAROLYN	03/05/2021	0	4

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value 5,341	5,341	11%	588	Assessed	20,681	2,153.55	
Year Frozen	0	Improvements 314,199	182,669		20,093	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	
TIF Project ID	0	Total Value 319,540	188,010		20,681	Total Taxable	19,681	2,066.00	

Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000072	CEGIELSKI, CAROLYN S	4	206,987	0	20,079	2,091.00		
2024	2024-660000072	CEGIELSKI, CAROLYN S	4	219,662	0	19,494	1,869.00		
2023	2023-660000072	CEGIELSKI, CAROLYN S	4	203,037	0	18,927	1,787.00		
2022	2022-660000072	CEGIELSKI, CAROLYN S	4	203,038	0	17,840	1,715.00		
2021	2021-660000072	CEGIELSKI, CAROLYN S	4	218,059	0	17,321	1,621.00		
2020	2020-660000072	CEGIELSKI, JOHN M JR	4	219,751	1000	15,816	1,493.00		
2019	2019-660000072	CEGIELSKI, JOHN M JR	4	207,329	1000	15,327	1,470.00		
2018	2018-660000072	CEGIELSKI, JOHN M JR	4	217,779	1000	14,851	1,425.00		
2017	2017-660000072	CEGIELSKI, JOHN M JR	4	215,542	1000	14,390	1,386.00		
2016	2016-660000072	CEGIELSKI, JOHN M JR	4	209,311	1000	13,941	1,346.00		
2015	2015-660000072	CEGIELSKI, JOHN M JR	4	201,866	1000	13,506	1,314.00		
2014	2014-660000072	CEGIELSKI, JOHN M JR	4	208,912	1000	13,084	1,206.00		
2013	2013-660000072	CEGIELSKI, JOHN M JR	4	196,771	1000	12,674	1,210.00		



Rogers

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Date 04/17/2026
Time 05:04:05
Page 2

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 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,812 / 3,380
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,812
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	720 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44

Cost Approach		Manual : 01/2025	
Base Cost	94.71	Total Misc Impr	+ 11,174
Roofing Adj	+ 3.32	Garage Cost	+ 40,975
Subfloor Adj	+ -2.54	Total RCN	= 456,972
Heat/Cool Adj	+ 16.31	Depreciation (49%)	- 223,916
Plumbing Adj	+ 7.97	Lump Sums	+ 12,779
Basement Adj	+ 0.00	RCNLD	= 245,835
Adj Base Cost	= 119.77	Lot Value	+ 245,835
Total Area	x 3,380	Indicated Value	= 245,835
Adjusted Cost	= 404,823	Value Per SqFt	72.73

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	245,835		
Lot Value			
Indicated Value	245,835	72.73	Per SqFt
Agland Value	5,341		
Site Improvements	68,364		
Total Value	319,540	94.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	1	0.00		
PRCH	SLAB PORCH - COVERED	196	20x6		120	32.75		3,930
WODO	Wood Deck - Open	197	419		419	21.27	6%	8,377
WODO	Wood Deck - Open	199	153		153	30.61	6%	4,402



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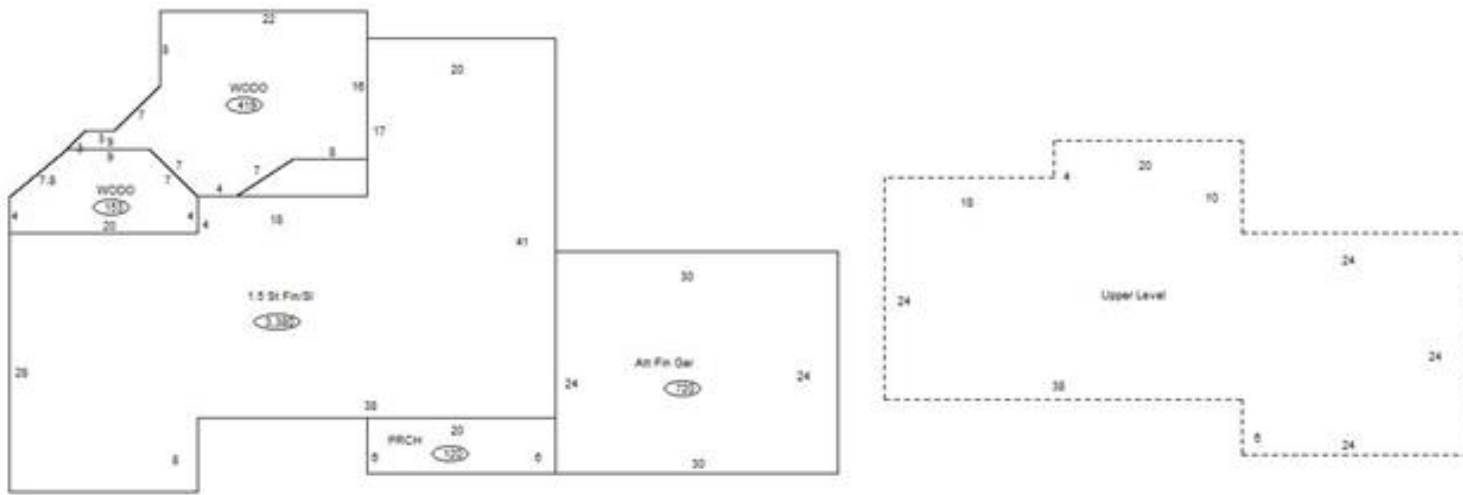
Date 04/17/2026

Time 05:04:06

Page 3

Sketch Image

66000072



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/Sl	1,812	1.865	3,380
2	G	5		13	Att Fin Gar	720	1.000	720
3	M	PRCH		13	PRCH	120	1.000	120
4	M	WODO		13	WODO	419	1.000	419
5	U	^UL	Overhang	13	Upper Level	1,568	1.000	1,568
6	M	WODO		13	WODO	153	1.000	153
Total Building Area						1,812		3,380



Rogers

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Date 04/17/2026

Time 05:04:06

Page 4

Outbuildings/Site Improvements

660000072

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	28x14x8	Concrete	Composition Shingle	392	
	Qual	5	Cond 4	Year 2009	Eff Age 10		
	Apt Finish Area Over Garage		Area	392	Fixture Count		26,500
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
Base Cost (38.43 x 392)		15,065	26,500	41,565	8,313	33,252	
	BNGP	Barn - General Purpose	50x16x8	Dirt	Formed Metal	800	
	Qual	3	Cond 3.5	Year 2005	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD	
	Base Cost (20.40 x 800)		16,320	16,320	5,549	10,771	
	BNGP	Barn - General Purpose	50x32x10	Dirt	Formed Metal	1,600	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
	Base Cost (19.41 x 1,600)		31,056	31,056	11,491	19,565	
	PRCH	Porch AROUND UTIL	0x0x0	Concrete	Composition Shingle	372	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
	Base Cost (25.76 x 372)		9,583	9,583	5,654	3,929	
	PATO	Patio - Open ON UTIL	10x10x0	Concrete		100	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
	Base Cost (11.48 x 100)		1,148	1,148	677	471	
	PATO	Patio - Open ON UTIL	10x10x0	Concrete		80	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
	Base Cost (11.48 x 80)		918	918	542	376	



Rogers

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Date 04/17/2026
Time 05:04:06
Page 5

Agland Inventory

660000072

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	1.000	84	84	84	84
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	22.421	224	224	5,022	5,022
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84		0	1.000	235	235	235	235
IMP PST Totals						24.421			5,341	5,341
Total Agland						24.421			5,341	5,341