




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:26:42
 Page 1

Assessment Data					Primary Image				
Account	660000079				 <p>660000079_001.JPG 9/23/2025</p>				
Parcel ID	20N15E-01-1-00000-000-0000								
Cadastral ID	01-20-15-01300								
Property Type	REAL - Real Property								
Property Class	UA	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	315054								
LILES, JIMMIE & KAREN TRUST									
25250 S 4130 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25250 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size 17.31 - Acres							
Sec/Twn/Rng	1 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24453926 -95.65789525									
TR DESC AS COMM SE/C NE; N 1442.67' TO POB; N89.5810W 487.70'; S 938.89'; SWLY 1259.87' TO ELY ROW OF TRNPK; NELY ALONG TRNPK 1568.40'; S89.5810E 719.95'; S 30' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R17-28	R18-POSS NEW SFR 1200SQ FT	12/2016	11/2017						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2470/171	CMR FARM & RANCH PROPERTIES LL	04/27/2015	165,000	YES					
2322/684	BUSHYHEAD, BRENT D	04/25/2013	66,000	YES					
1723/835	KUNZE, ERNEST NEAL	10/26/2005	115,000	YES					
1270/547	KUNZE, ERNEST NEAL	02/14/2001	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2016	Land Value	3,698	3,698	11%	Assessed	31,833	3,314.83	
Year Frozen	0	Improvements	362,093	285,690		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-87.00	
TIF Project ID	0	Total Value	365,791	289,388		Total Taxable	30,833	3,228.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000079	LILES, JIMMIE & KAREN	80	331,769	1000	29,906	3,130.00		
2024	2024-660000079	LILES, JIMMIE & KAREN	80	350,543	1000	29,006	2,790.00		
2023	2023-660000079	LILES, JIMMIE D & KAREN SUE	80	308,645	1000	28,132	2,666.00		
2022	2022-660000079	LILES, JIMMIE D & KAREN SUE	80	309,719	1000	26,460	2,554.00		
2021	2021-660000079	LILES, JIMMIE D & KAREN SUE	80	243,723	1000	25,660	2,412.00		
2020	2020-660000079	LILES, JIMMIE D & KAREN SUE	80	239,410	1000	24,884	2,344.00		
2019	2019-660000079	LILES, JIMMIE D & KAREN SUE	80	228,450	1000	24,130	2,309.00		
2018	2018-660000079	LILES, JIMMIE D & KAREN SUE	80	233,609	1000	24,697	2,364.00		
2017	2017-660000079	LILES, JIMMIE D & KAREN SUE	80	3,698	0	407	39.00		
2016	2016-660000079	LILES, JIMMIE D & KAREN SUE	80	3,698	0	407	39.00		
2015	2015-660000079	LILES, JIMMIE D & KAREN SUE	80	3,698	0	407	39.00		
2014	2014-660000079	CMR FARM & RANCH PROPERTIES LLC	80	3,697	0	407	37.00		
2013	2013-660000079	CMR FARM & RANCH PROPERTIES LLC	80	3,697	0	407	38.00		



Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:26:43
 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	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,733 / 2,733
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,733
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	608 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2017 / 7

Cost Approach		Manual : 01/2025	
Base Cost	85.53	Total Misc Impr	+ 8,948
Roofing Adj	+ 4.03	Garage Cost	+ 20,015
Subfloor Adj	+ -1.04	Total RCN	= 319,946
Heat/Cool Adj	+ 11.47	Depreciation (7%)	- 22,396
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 297,550
Adj Base Cost	= 106.47	Lot Value	+ 297,550
Total Area	x 2,733	Indicated Value	= 297,550
Adjusted Cost	= 290,983	Value Per SqFt	108.87

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	297,550
Lot Value	
Indicated Value	297,550 108.87 Per SqFt
Agland Value	3,698
Site Improvements	64,543
Total Value	365,791 133.84 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	135965	16x10		160	18.08		2,893
PRCH	SLAB PORCH - COVERED	135966	259		259	23.38		6,055



Rogers

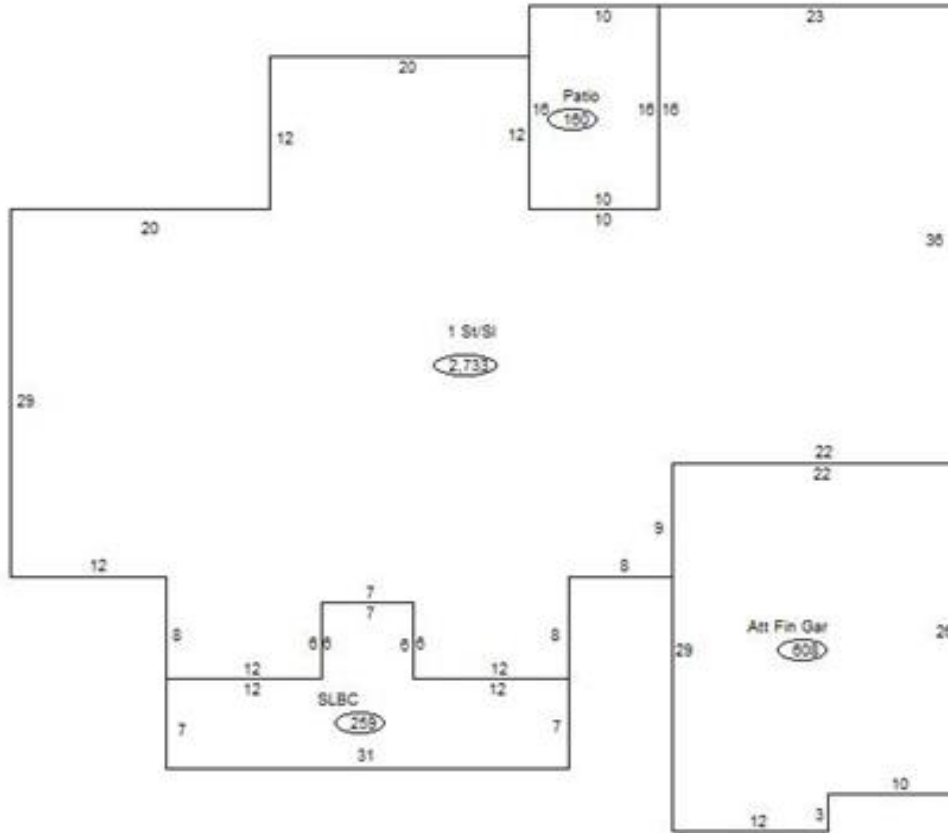
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:26:43
 Page 3

Sketch Image

66000079



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,733	1.000	2,733
2	G	5		13	Att Fin Gar	608	1.000	608
3	M	PATC		13	Patio	160	1.000	160
4	M	PRCH		13	SLBC	259	1.000	259
Total Building Area						2,733		2,733



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026

Time 13:26:43

Page 4

Outbuildings/Site Improvements

660000079

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	12x10x8	Dirt	Formed Metal	120
	Qual 2	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (6.08 x 120)	730		730	139	591
	CPDT	Carport - Detached	20x20x8	Concrete	Formed Metal	400
	Qual 4	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (11.99 x 400)	4,796		4,796	1,199	3,597
	LOAF	Loafing Shed	16x12x8	Dirt	Formed Metal	192
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 192)	1,309		1,309	301	1,008
	BNGP	Barn - General Purpose	36x36x10	Dirt	Formed Metal	1,296
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (21.68 x 1,296)	28,097		28,097	3,653	24,444
	LNT0	Lean To - Attached	14x36x10	Dirt	Formed Metal	504
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	Base Cost (8.15 x 504)	4,108		4,108	1,684	2,424
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 2	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (31.11 x 1,200)	37,332		37,332	4,853	32,479



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:26:43
Page 5

Agland Inventory

660000079

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	9.310	224	224	2,085	2,085
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	4.000	168	168	672	672
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84		0	4.000	235	235	941	941
IMP PST Totals						17.310			3,698	3,698
Total Agland						17.310			3,698	3,698