



# 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	660000096				<p>660000096_002.JPG 9/24/2025</p>									
Parcel ID	20N15E-01-3-00000-000-0000													
Cadastral ID	01-20-15-03200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	158004													
CAMPBELL, WAYNE M														
25815 S 4120 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25815 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.75 - Acres											
Sec/Twn/Rng	1 / 20 / 15 / 3													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.23703958 -95.67216681														
S 212' W 359.58' NW SW SW														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	39,560	39,560	11%	4,352	Assessed	15,384 1,601.96						
Year Frozen	0	Improvements	148,847	100,291		11,032	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00						
TIF Project ID	0	Total Value	188,407	139,851		15,384	Total Taxable	14,384 1,515.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000096	CAMPBELL, WAYNE M	4	143,604	1000	13,936	1,468.00							
2024	2024-660000096	CAMPBELL, WAYNE M	4	149,942	1000	13,501	1,304.00							
2023	2023-660000096	CAMPBELL, WAYNE M	4	136,758	1000	13,078	1,245.00							
2022	2022-660000096	CAMPBELL, WAYNE M	4	124,258	1000	12,668	1,228.00							
2021	2021-660000096	CAMPBELL, WAYNE M	4	128,497	1000	13,135	1,240.00							
2020	2020-660000096	CAMPBELL, WAYNE M	4	130,176	1000	12,939	1,224.00							
2019	2019-660000096	CAMPBELL, WAYNE M	4	123,033	1000	12,534	1,204.00							
2018	2018-660000096	CAMPBELL, WAYNE M	4	127,342	1000	13,008	1,250.00							
2017	2017-660000096	CAMPBELL, WAYNE M	4	126,373	1000	12,901	1,243.00							
2016	2016-660000096	CAMPBELL, WAYNE M	4	123,364	1000	12,570	1,215.00							
2015	2015-660000096	CAMPBELL, WAYNE M	4	120,707	1000	12,278	1,196.00							
2014	2014-660000096	CAMPBELL, WAYNE M	4	124,730	1000	12,087	1,115.00							
2013	2013-660000096	CAMPBELL, WAYNE M	4	121,425	1000	11,705	1,119.00							




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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.75 <b>Non-Ag Acres</b> 1.8091 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 78,803.00 x .50 = 39,560 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 39,560		 <p>660000096_002.JPG 9/24/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,128 / 2,544
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,128
<b>Fixture/RghIn</b>	12 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	702 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1960 / 40

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 231,629 91.05 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	75.70	<b>Total Misc Impr</b>	+ 13,959	<b>Roofing Adj</b>	+ 3.29	<b>Garage Cost</b>	+ 22,661
<b>Subfloor Adj</b>	+ -0.90	<b>Total RCN</b>	= 279,750	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 48%)</b>	- 134,280
<b>Plumbing Adj</b>	+ 6.01	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 145,470
<b>Adj Base Cost</b>	= 95.57	<b>Lot Value</b>	+ 39,560	<b>Total Area</b>	x 2,544	<b>Indicated Value</b>	= 185,030
		<b>Value Per SqFt</b>	72.73	<b>Adjusted Cost</b>	= 243,130		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 145,470 <b>Lot Value</b> 39,560 <b>Indicated Value</b> 185,030 72.73 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 3,377 <b>Total Value</b> 188,407 74.06 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	246	48x8		384	23.08		8,863



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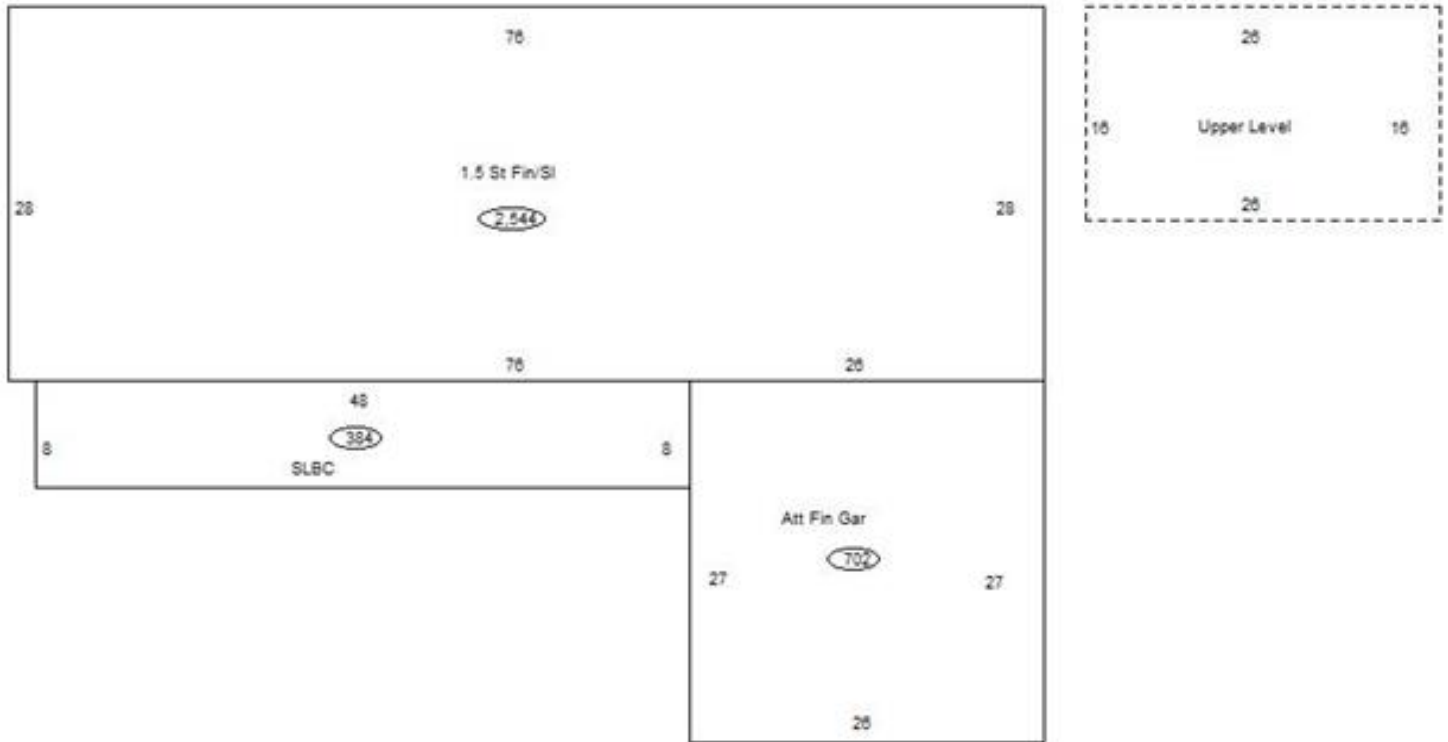
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### Sketch Image

66000096



### 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	2,128	1.195	2,544
2	M	PRCH		13	SLBC	384	1.000	384
3	G	5		13	Att Fin Gar	702	1.000	702
4	U	^UL	Overhang	13	Upper Level	416	1.000	416
<b>Total Building Area</b>						2,128		2,544



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>
Base Cost (19.51 x 160)		3,122		3,122	1,155	1,967
	SHDS	Shed - Small	12x10x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>
Base Cost (21.77 x 120)		2,612		2,612	1,202	1,410