



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 05:27:53  
Page 1

Assessment Data					Primary Image				
Account	660000103				<p>660000103_001.JPG 9/24/2025</p>				
Parcel ID	20N15E-01-1-00000-000-0000								
Cadastral ID	01-20-15-03520								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	338614								
LEHTOLA, CHRISTOPHER J									
25202 S 4130 RD #B CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25202 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.75 - Acres						
Sec/Twn/Rng	1 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24685526 -95.65571606									
TR IN NE NE BEG: AT PT INTERSE OF ELY BOUND/L WILL ROGERS TPK WITH E/L OF NE, S 861.49' W 173' TO POB, N 418.60', N 64- 37-03 W 156.54' TO PT ON ELY ROW/L S39-55W 43.71'; S 451.76', E 169' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
12-48	R13-NEW 1200 SQ FT STRUCTURE	11/2012	01/2013	19,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	FRANKLIN, JAMES L	06/07/2022	236,000	YES					
2100/619	CURTIS, DENNIS	04/29/2010	0	4					
2100/623	HAY, BRENDA LONNETTE	04/29/2010	118,000	YES					
855/453			57,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2023	Land Value	50,069	50,069	11%	5,508	Assessed	20,692 2,154.70	
Year Frozen	0	Improvements	138,041	138,041		15,184	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	188,110	188,110		20,692	Total Taxable	19,692 2,068.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000103	LEHTOLA, CHRISTOPHER J	80	226,136	1000	23,875	2,502.00		
2024	2024-660000103	LEHTOLA, CHRISTOPHER J	80	236,000	1000	24,960	2,402.00		
2023	2023-660000103	LEHTOLA, CHRISTOPHER J	80	236,000	1000	24,960	2,366.00		
2022	2022-660000103	LEHTOLA, CHRISTOPHER J	80	185,204	0	18,656	1,793.00		
2021	2021-660000103	FRANKLIN, JAMES L	80	161,520	0	17,767	1,663.00		
2020	2020-660000103	FRANKLIN, JAMES L	80	159,285	0	17,521	1,643.00		
2019	2019-660000103	FRANKLIN, JAMES L	80	152,151	0	16,737	1,594.00		
2018	2018-660000103	FRANKLIN, JAMES L	80	149,715	0	16,469	1,570.00		
2017	2017-660000103	FRANKLIN, JAMES L	80	146,452	0	16,110	1,539.00		
2016	2016-660000103	FRANKLIN, JAMES L	80	143,035	0	15,734	1,508.00		
2015	2015-660000103	FRANKLIN, JAMES L	80	140,168	0	15,013	1,450.00		
2014	2014-660000103	FRANKLIN, JAMES L	80	141,381	0	14,298	1,306.00		
2013	2013-660000103	FRANKLIN, JAMES L	80	123,793	0	13,617	1,289.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:27:53  
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	76,230.00 x .51 = 38,660	
Factor Value		
Adjustments	1.2951	
Lot Value	50,069	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,199 / 1,199
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,199
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	395 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31



660000103\_001.JPG 9/24/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	162,662	135.66	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	94.68	Total Misc Impr	+	5,086	
Roofing Adj	+ 5.03	Garage Cost	+	12,348	
Subfloor Adj	+ 0.00	Total RCN	=	161,985	
Heat/Cool Adj	+ 10.30	Depreciation ( 43%)	-	69,654	
Plumbing Adj	+ 10.55	Lump Sums	+	8,806	
Basement Adj	+ 0.00	RCNLD	=	101,137	
Adj Base Cost	= 120.56	Lot Value	+	50,069	
Total Area	x 1,199	Indicated Value	=	151,206	
Adjusted Cost	= 144,551	Value Per SqFt		126.11	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,137		
Lot Value	50,069		
Indicated Value	151,206	126.11	Per SqFt
Agland Value			
Site Improvements	36,904		
Total Value	188,110	156.89	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	266	6x4		24	21.22		509
WODO	WOOD DECK - OPEN	267	648		648	15.10	10%	8,806



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

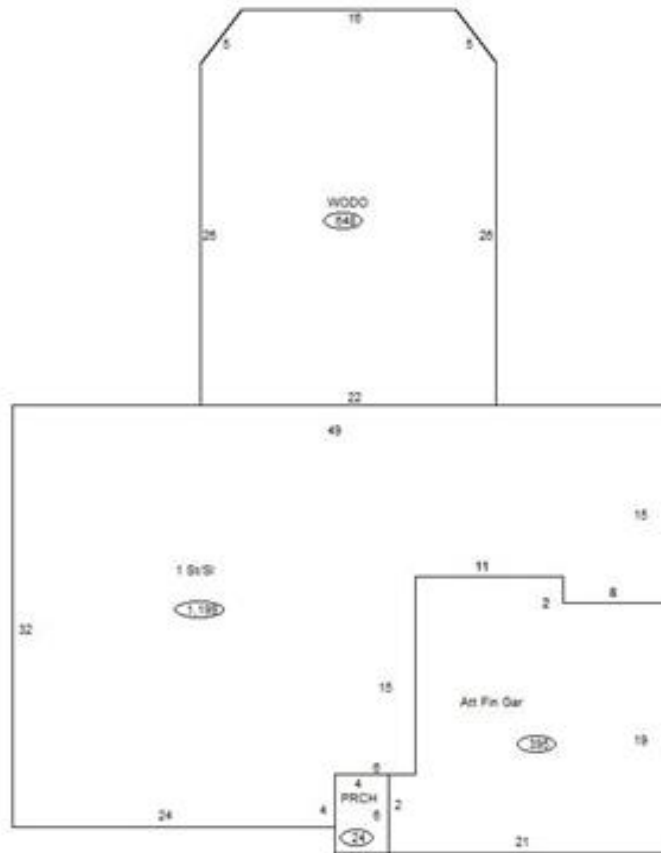
Date 04/18/2026

Time 05:27:53

Page 3

Sketch Image

660000103



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,199	1.000	1,199
2	G	5		10	Att Fin Gar	395	1.000	395
3	M	PRCH		10	PRCH	24	1.000	24
4	M	WODO		10	WODO	648	1.000	648
<b>Total Building Area</b>						<b>1,199</b>		<b>1,199</b>



# Rogers





## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:27:53  
 Page 4

660000103

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.77 x 120)		2,612		2,612	496	2,116
	UTIL	SHOP BUILDING	40x28x8	Concrete	Formed Metal	1,120	
	Qual	2	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 1,120)		33,566		41,473	9,124	32,349
	Warm & Cooled Air		Total Area 120			7,907	
	LNT0	Lean To - Attached	6x8x8	Concrete	Formed Metal	48	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.71 x 48)		706		706	353	353
	LNT0	Lean To - Attached	10x30x8	Concrete	Formed Metal	300	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.91 x 300)		4,173		4,173	2,087	2,086