



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:57:31  
Page 1

Assessment Data					Primary Image				
Account	660000289								
Parcel ID	000000-00-0-00738-003-0009								
Cadastral ID	01-20-15-05460								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	347687								
VAUGHN, DILLON JAMES									
25145 S SHEPHERD DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25145 S SHEPHERD DR								
Subdivision	SHEPHERD VALLEY								
Lot/Block	0009 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1117 - R-V04-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24774621 -95.66410484									
Building Permits									
LOT 9 BLOCK 3 SHEPHERD VALLEY									
Number	Description		Opened	Closed	Amount				
6738	ADD ON		04/2001	09/2001	20,000				
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor		Date	Price	Code				
/	ROBINSON, PAMELA ANN		07/11/2025	250,000	YES				
/	KARLESKINT, SARAH		07/09/2021	203,500	YES				
/	KARLESKINT, CHARLES		08/14/2020	0	4				
2043/371	PROCTOR, SHAWN &		07/14/2009	133,000	YES				
1713/479	SCOTT, GREGORY D & REBECCA-M		08/31/2005	134,500	YES				
1135/207	VINCENT, CARL KEVIN		10/02/1998	84,500	Yes				
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2026	Land Value	65,355	65,355	11%	7,189	Assessed	27,501	2,863.73
Year Frozen	2022	Improvements	184,651	184,651		20,312	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	250,006	250,006		27,501	Total Taxable	27,501	2,864.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000289	VAUGHN, DILLON JAMES	80	194,808	1000	20,429	2,144.00		
2024	2024-660000289	ROBINSON, PAMELA ANN	80	210,309	1000	21,385	2,060.00		
2023	2023-660000289	ROBINSON, PAMELA ANN	80	203,500	1000	21,385	2,029.00		
2022	2022-660000289	ROBINSON, PAMELA ANN	80	203,500	1000	21,385	2,066.00		
2021	2021-660000289	ROBINSON, PAMELA ANN	80	160,973	0	17,707	1,657.00		
2020	2020-660000289	KARLESKINT, CHARLES	80	153,332	0	16,867	1,582.00		
2019	2019-660000289	KARLESKINT, CHARLES	80	148,696	0	16,357	1,559.00		
2018	2018-660000289	KARLESKINT, CHARLES	80	152,975	0	16,827	1,603.00		
2017	2017-660000289	KARLESKINT, CHARLES	80	151,621	0	16,678	1,594.00		
2016	2016-660000289	KARLESKINT, CHARLES	80	147,460	0	16,221	1,554.00		
2015	2015-660000289	KARLESKINT, CHARLES	80	143,660	0	15,803	1,526.00		
2014	2014-660000289	KARLESKINT, CHARLES	80	149,878	0	16,242	1,484.00		
2013	2013-660000289	KARLESKINT, CHARLES	80	140,787	0	15,468	1,464.00		



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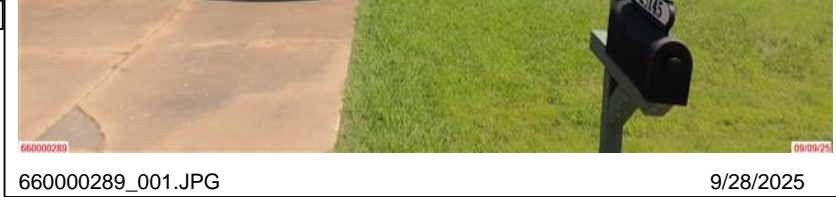
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Date 04/17/2026  
 Time 17:57:31  
 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4354	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,967.00 x 1.70 = 32,244	
Factor Value		
Adjustments	2.0269	
Lot Value	65,355	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,724 / 1,724
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,724
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1991 / 24



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,250	121.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	209,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.79	Total Misc Impr	+	8,734			
Roofing Adj	+ 4.85	Garage Cost	+	18,817			
Subfloor Adj	+ -2.31	Total RCN	=	255,619			
Heat/Cool Adj	+ 12.64	Depreciation ( 29%)	-	74,130			
Plumbing Adj	+ 11.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	181,489			
Adj Base Cost	= 132.29	Lot Value	+	65,355			
Total Area	x 1,724	Indicated Value	=	246,844			
Adjusted Cost	= 228,068	Value Per SqFt		143.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,489		
Lot Value	65,355		
Indicated Value	246,844	143.18	Per SqFt
Agland Value			
Site Improvements	3,162		
Total Value	250,006	145.02	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	958	294		294	8.97		2,637
PATO	SLAB PORCH - OPEN	959	7x6		42	11.48		482





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Date 04/17/2026  
 Time 17:57:31  
 Page 4

660000289

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	16x10x8	Plank	Composition Shingle	160		
	Qual	3	Cond	3	Year	2010	Eff Age	12
	Warm & Cooled Air		Total Area		60	1,130		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (24.52 x 160)		3,923	1,130	5,053	2,324	2,729		
	LNT0	Lean To - Attached	14x7x7	Dirt	Composition Shingle	98		
	Qual	3	Cond	3	Year	2010	Eff Age	12
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.21 x 98)		903	903	470	433		