



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:19:12  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000928 <b>Parcel ID</b> 000000-00-0-00807-011-0010 <b>Cadastral ID</b> 01-22-15-04190 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RCP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 285129 WALDRAN, DONALD K &  HE JIN 13819 S ELM PLACE CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 09583 E HWY 88 <b>Subdivision</b> TACORA HILLS <b>Lot/Block</b> 0010 / 0011 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.41649538 -95.65869115					<b>Building Permits</b> <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>R10</td> <td>ROLL NEW SALE</td> <td>11/2009</td> <td>03/2010</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R10	ROLL NEW SALE	11/2009	03/2010																																																																																																							
Number	Description	Opened	Closed	Amount																																																																																																																					
R10	ROLL NEW SALE	11/2009	03/2010																																																																																																																						
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2038/465</td> <td>SLIGAR, BOBBY JOE</td> <td>07/01/2009</td> <td>80,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2038/465	SLIGAR, BOBBY JOE	07/01/2009	80,000	YES																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2038/465	SLIGAR, BOBBY JOE	07/01/2009	80,000	YES																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2010</td> <td>Land Value 23,959</td> <td>23,959</td> <td>11%</td> <td>2,635</td> <td>Assessed</td> <td>8,201</td> <td>839.22</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 129,103</td> <td>50,594</td> <td></td> <td>5,566</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 153,062</td> <td>74,553</td> <td></td> <td>8,201</td> <td>Total Taxable</td> <td>8,201</td> <td>839.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Remove Cap	2010	Land Value 23,959	23,959	11%	2,635	Assessed	8,201	839.22	Year Frozen	0	Improvements 129,103	50,594		5,566	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 153,062	74,553		8,201	Total Taxable	8,201	839.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax																																																																																																																	
Remove Cap	2010	Land Value 23,959	23,959	11%	2,635	Assessed	8,201	839.22																																																																																																																	
Year Frozen	0	Improvements 129,103	50,594		5,566	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 153,062	74,553		8,201	Total Taxable	8,201	839.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>166,556</td><td>0</td><td>7,810</td><td>799.00</td></tr> <tr><td>2024</td><td>2024-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>67,622</td><td>0</td><td>7,438</td><td>764.00</td></tr> <tr><td>2023</td><td>2023-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>126,152</td><td>0</td><td>11,533</td><td>1,209.00</td></tr> <tr><td>2022</td><td>2022-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>99,858</td><td>0</td><td>10,984</td><td>1,158.00</td></tr> <tr><td>2021</td><td>2021-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>102,379</td><td>0</td><td>11,261</td><td>1,146.00</td></tr> <tr><td>2020</td><td>2020-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>102,379</td><td>0</td><td>11,261</td><td>1,183.00</td></tr> <tr><td>2019</td><td>2019-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>102,379</td><td>0</td><td>10,790</td><td>1,118.00</td></tr> <tr><td>2018</td><td>2018-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>102,463</td><td>0</td><td>10,276</td><td>1,076.00</td></tr> <tr><td>2017</td><td>2017-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>102,463</td><td>0</td><td>9,786</td><td>1,002.00</td></tr> <tr><td>2016</td><td>2016-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>102,463</td><td>0</td><td>9,320</td><td>959.00</td></tr> <tr><td>2015</td><td>2015-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>80,701</td><td>0</td><td>8,877</td><td>922.00</td></tr> <tr><td>2014</td><td>2014-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>80,701</td><td>0</td><td>8,877</td><td>923.00</td></tr> <tr><td>2013</td><td>2013-660000928</td><td>WALDRAN, DONALD K &amp;</td><td>11</td><td>80,701</td><td>0</td><td>8,877</td><td>907.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660000928	WALDRAN, DONALD K &	11	166,556	0	7,810	799.00	2024	2024-660000928	WALDRAN, DONALD K &	11	67,622	0	7,438	764.00	2023	2023-660000928	WALDRAN, DONALD K &	11	126,152	0	11,533	1,209.00	2022	2022-660000928	WALDRAN, DONALD K &	11	99,858	0	10,984	1,158.00	2021	2021-660000928	WALDRAN, DONALD K &	11	102,379	0	11,261	1,146.00	2020	2020-660000928	WALDRAN, DONALD K &	11	102,379	0	11,261	1,183.00	2019	2019-660000928	WALDRAN, DONALD K &	11	102,379	0	10,790	1,118.00	2018	2018-660000928	WALDRAN, DONALD K &	11	102,463	0	10,276	1,076.00	2017	2017-660000928	WALDRAN, DONALD K &	11	102,463	0	9,786	1,002.00	2016	2016-660000928	WALDRAN, DONALD K &	11	102,463	0	9,320	959.00	2015	2015-660000928	WALDRAN, DONALD K &	11	80,701	0	8,877	922.00	2014	2014-660000928	WALDRAN, DONALD K &	11	80,701	0	8,877	923.00	2013	2013-660000928	WALDRAN, DONALD K &	11	80,701	0	8,877	907.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660000928	WALDRAN, DONALD K &	11	166,556	0	7,810	799.00																																																																																																																		
2024	2024-660000928	WALDRAN, DONALD K &	11	67,622	0	7,438	764.00																																																																																																																		
2023	2023-660000928	WALDRAN, DONALD K &	11	126,152	0	11,533	1,209.00																																																																																																																		
2022	2022-660000928	WALDRAN, DONALD K &	11	99,858	0	10,984	1,158.00																																																																																																																		
2021	2021-660000928	WALDRAN, DONALD K &	11	102,379	0	11,261	1,146.00																																																																																																																		
2020	2020-660000928	WALDRAN, DONALD K &	11	102,379	0	11,261	1,183.00																																																																																																																		
2019	2019-660000928	WALDRAN, DONALD K &	11	102,379	0	10,790	1,118.00																																																																																																																		
2018	2018-660000928	WALDRAN, DONALD K &	11	102,463	0	10,276	1,076.00																																																																																																																		
2017	2017-660000928	WALDRAN, DONALD K &	11	102,463	0	9,786	1,002.00																																																																																																																		
2016	2016-660000928	WALDRAN, DONALD K &	11	102,463	0	9,320	959.00																																																																																																																		
2015	2015-660000928	WALDRAN, DONALD K &	11	80,701	0	8,877	922.00																																																																																																																		
2014	2014-660000928	WALDRAN, DONALD K &	11	80,701	0	8,877	923.00																																																																																																																		
2013	2013-660000928	WALDRAN, DONALD K &	11	80,701	0	8,877	907.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 18:19:12  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	20000		
Non-Ag Acres	0.44		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	19,167.00 x 1.25 =	23,959	
Factor Value	0		
Adjustments			
Lot Value	23,959		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	997185
Total Building Area	1,600	Image Date	5/5/2022
Total Base Value	184,720	Name	IMG_0019.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	184,720		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	125,610		
Economic Depreciation			
RCNLD (All Sources)	125,610		
Depreciated Improvements			
Outbuilding Value	3,493		
Total Improvement Value	129,103		
Land Value	23,959		
Cost Approach Value	153,062	95.66/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	3,493
Miscellaneous Income		Land Value	23,959
Effective Gross Income (EGI)		Total Appraised Value	153,062
Total Expenses			95.66/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

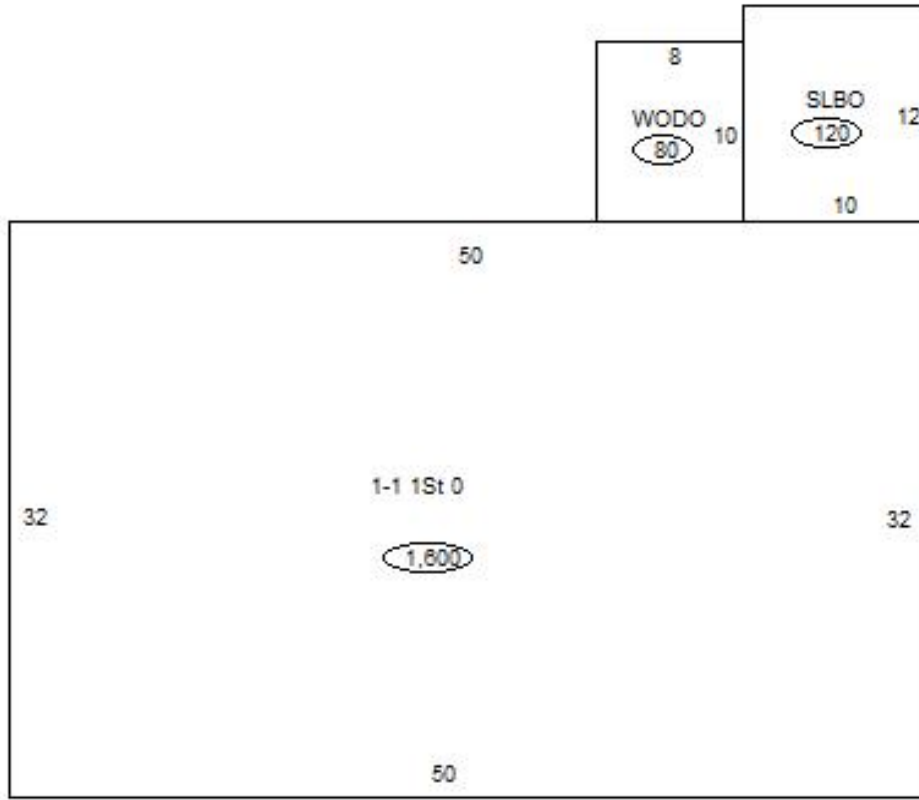
Date 04/17/2026

Time 18:19:12

Page 3

Sketch Image

660000928



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	1-1 1St 0	1,600	1.000	1,600
2	O	PATO		13	SLBO	120	1.000	120
3	O	WODO		13	WODO	80	1.000	80
<b>Total Building Area</b>						1,600		1,600



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:19:12  
Page 4

Account 660000928  
Parcel ID 000000-00-0-00807-011-0010  
Cadastral ID 01-22-15-04190

Tax Area Code 11  
Property Class RCP  
Owners Name WALDRAN, DONALD K &

### Building Data

Building ID 657  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,600  
Average Perimeter 164  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1985  
Effective Age 21  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0019.JPG  
Image Date 5/5/2022  
Image Name IMG\_0019.JPG  
Description REVAL 2023

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 65.98  
Wall Cost 35.77  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 115.45  
Total Area 1,600  
Base RCN 184,720  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 184,720  
Physical Depreciation 32%  
Functional Depreciation  
Total Depreciation 32% (59,110)  
Total RCNLD 125,610  
Lump Sums  
Total Building Value 125,610 \$ 78.51 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 18:19:12

Page 5

660000928

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	6x18x0			108	
	Qual	Cond	Year	Eff Age			
	<b>Valuation Summary</b> Base Cost (4.68 x 108)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	429
	PATO	Slab Porch - Open	12x10x0			120	
	Qual	0 Cond 0	Year 0	Eff Age			
	<b>Valuation Summary</b> Base Cost (11.29 x 120)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	1,152
	WODO	Wood Deck - Open	8x10x0			80	
	Qual	0 Cond 0	Year 0	Eff Age			
	<b>Valuation Summary</b> Base Cost (28.11 x 80)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	1,912
<b>Total Site Improvement Value</b>						<b>3,493</b>	