Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	17:42:35
Page	1

Assessment Data

Account 660001017
Parcel ID 23N16E-01-3-00000-000-0000
Cadastral ID 01-23-16-02320
Property Type REAL - Real Property
Property Class RA **VI Area** 2
Tax Area 71 - CHELSEA RURAL/FOYIL FIRE
Name ID 259441

PAYNE, RANDALL R &

KATHY A
1218 W WILL ROGERS BLVD
CLAREMORE OK 74017-0000

Parcel Location

Situs 07721 S 4180 RD
Subdivision
Lot/Block / **Parcel Size** 42.14 - Acres
Sec/Twn/Rng 1 / 23 / 16 / 3
Neighborhood 2316 - UNPLATTED LAND
School District S003 - CHELSEA SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.50039206 -95.55812595

TR IN SW, BEG 50.61' S NW/C, E 222', S 07-43 E 149.71', S 39- 56 W 230 62', S 84-04 E 192.49 ', S 73-17 E 153.68', S 87-54 E 317.12', S 68-25 E 641.12', S 13-54 W 527.70'; S 78-53 W 180'; S 25-37 W 439'; S 318.50 N 46-11 W 316.69'; N 22-22 W 328.42'; N 46-11 W 146.15'; S 84-19 W 430 74', TO PT ON W BNDRY/L SW,

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2206/776	SMITH, JEAN	11/02/2011	55,000	11
1039/248	PAYNE, ARLO R EST	09/23/1996	0	No

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	4,717	4,717	11%	519
Improvements	29,649	23,326		2,566
Mobile Home	1,000	1,000		110
Total Value	35,366	29,043		3,195

		Current Tax
Levy Rate	95.740	
Assessed	3,195	305.89
Penalty	0	
Exemption	0	0.00
Total Taxable	3,195	306.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001017	PAYNE, RANDALL R &	71	28,198	0	3,102	297.00
2024	2024-660001017	PAYNE, RANDALL R &	71	41,482	0	3,996	390.00
2023	2023-660001017	PAYNE, RANDALL R &	71	35,268	0	3,880	383.00
2022	2022-660001017	PAYNE, RANDALL R &	71	34,241	0	3,767	374.00
2021	2021-660001017	PAYNE, RANDALL R &	71	36,657	0	4,032	403.00
2020	2020-660001017	PAYNE, RANDALL R &	71	37,456	0	4,054	409.00
2019	2019-660001017	PAYNE, RANDALL R &	71	35,778	0	3,936	403.00
2018	2018-660001017	PAYNE, RANDALL R &	71	37,457	0	4,117	418.00
2017	2017-660001017	PAYNE, RANDALL R &	71	36,338	0	3,997	410.00
2016	2016-660001017	PAYNE, RANDALL R &	71	36,338	0	3,997	416.00
2015	2015-660001017	PAYNE, RANDALL R &	71	35,778	0	3,936	405.00
2014	2014-660001017	PAYNE, RANDALL R &	71	36,339	0	3,997	424.00
2013	2013-660001017	PAYNE, RANDALL R &	71	36,339	0	3,997	419.00

Rogers

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Date	04/17/2026
Time	17:42:35
Page	2

Lot Data

Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

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Residential Data

Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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		

Cost Approach

Manual : 01/2025

Base Cost		0.00	Total Misc Impr	+	0
Roofing Adj	+	0.00	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	0
Heat/Cool Adj	+	0.00	Depreciation (0%)	-	0
Plumbing Adj	+	0.00	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	
Adj Base Cost	=	0.00	Lot Value	+	
Total Area	x		Indicated Value	=	
Adjusted Cost	=	0	Value Per SqFt		0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	4,717		
Site Improvements	29,649		
Total Value	34,366	0.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

Rogers

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Date	**04/17/2026**
Time	**17:42:35**
Page	**3**

Outbuildings/Site Improvements 660001017

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	30x16x10	Gravel	Formed Metal	480
	Qual 3	**Cond** 3	**Year** 2010	**Eff Age** 12		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (52% Phys/ % Func)**	**RCNLD**
	Base Cost (8.38 x 480)	4,022		4,022	2,091	1,931
	SHDS	Shed - Small	10x26x8	Plank	Composition Shingle	260
	Qual 2	**Cond** 2	**Year** 1990	**Eff Age** 36		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (100% Phys/ % Func)**	**RCNLD**
	Base Cost (18.03 x 260)	4,688		4,688	4,688	
	UTIL	SHOP BUILDING	20x30x10	Concrete	Formed Metal	600
	Qual 2	**Cond** 2	**Year** 1990	**Eff Age** 36		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (62% Phys/ % Func)**	**RCNLD**
	Base Cost (28.25 x 600)	16,950		16,950	10,509	6,441
	UTIL	SHOP BUILDING	34x80x10	Concrete	Composition Shingle	2,720
	Qual 4	**Cond** 3	**Year** 1950	**Eff Age** 57		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (77% Phys/ % Func)**	**RCNLD**
	Base Cost (34.01 x 2,720)	92,507		92,507	71,230	21,277

Rogers

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Date	04/17/2026
Time	17:42:35
Page	4

Lot Data

-

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

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Residential Data

Type	6 Mobile Home 52 x 14
Condition	1 - Low
Quality	1 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	728 / 728
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 70

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		

Cost Approach

Manual : 01/2025

Base Cost		30.44	Total Misc Impr	+	1,608
Roofing Adj	+	2.41	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	30,917
Heat/Cool Adj	+	0.00	Depreciation (80%)	-	24,734
Plumbing Adj	+	7.41	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	6,183
Adj Base Cost	=	40.26	Lot Value	+	
Total Area	x	728	Indicated Value	=	6,183
Adjusted Cost	=	29,309	Value Per SqFt		8.49

Value Reconciliation

Selected Approach	Correlated Value		
Improvements	500		
Lot Value			
Indicated Value	500	0.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	500	0.69	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	132158	7x7		49	32.82		1,608

Rogers

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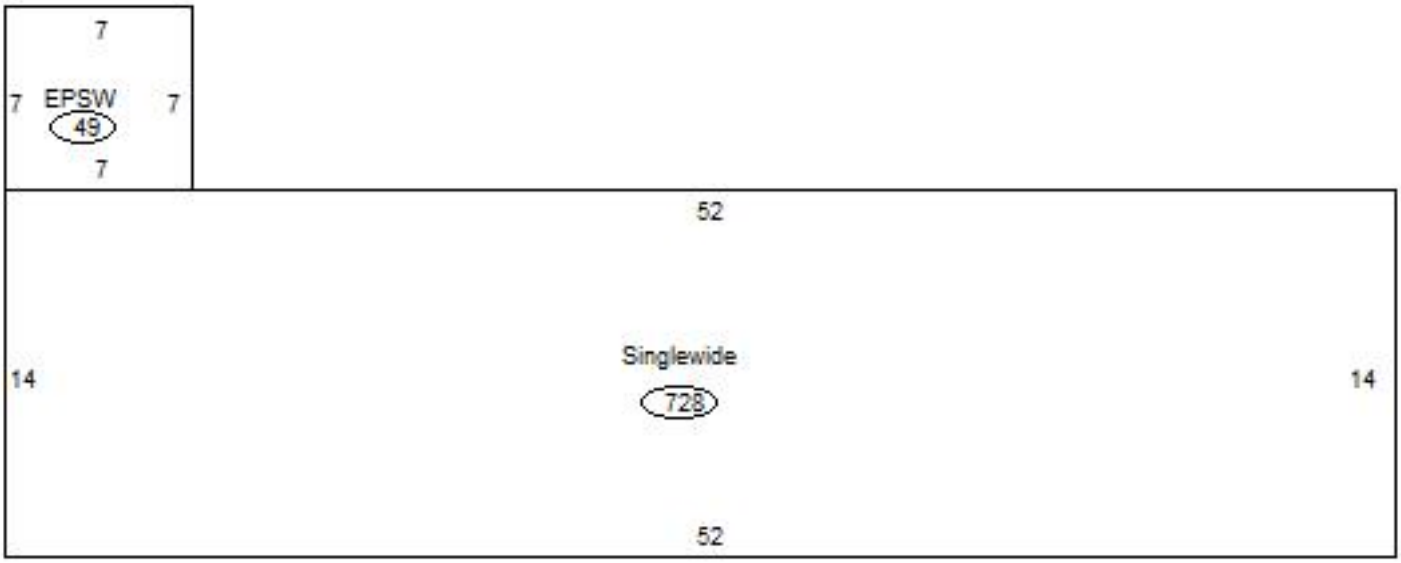
Date	**04/17/2026**
Time	**17:42:35**
Page	**5**

Sketch Image 660001017



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	728	1.000	728
2	M	EPSW		10	EPSW	49	1.000	49
					Total Building Area	728		728

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Lot Data

-

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

Residential Data

Type	6 Mobile Home 65 x 14
Condition	1 - Low
Quality	1 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	910 / 910
Style	100% Single Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 73

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		

Cost Approach

Manual : 01/2025

Base Cost		30.95	Total Misc Impr	+	0
Roofing Adj	+	2.35	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	35,699
Heat/Cool Adj	+	0.00	Depreciation (80%)	-	28,559
Plumbing Adj	+	5.93	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	7,140
Adj Base Cost	=	39.23	Lot Value	+	
Total Area	x	910	Indicated Value	=	7,140
Adjusted Cost	=	35,699	Value Per SqFt		7.85

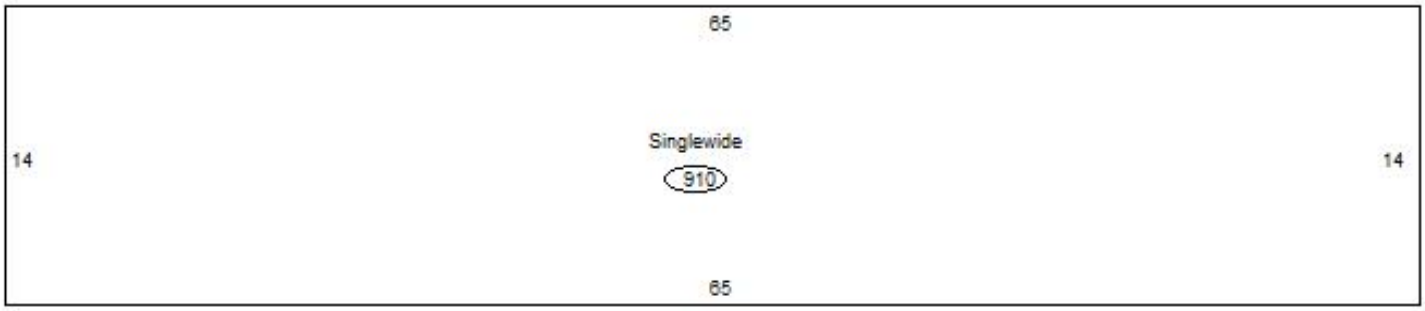
Value Reconciliation

Selected Approach	Correlated Value		
Improvements	500		
Lot Value			
Indicated Value	500	0.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	500	0.55	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

Sketch Image 660001017



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	910	1.000	910
					Total Building Area	910		910

Agland Inventory 660001017

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20		0	7.380	36	36	266	266
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.000	85	85	169	169
				TMBR Totals		9.380			435	435
CO	COLLINSVILLE STONY LOAM	NTV PST	22		0	1.000	53	53	53	53
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			26.340	144	144	3,793	3,793
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			3.420	113	113	386	386
				NTV PST Totals		30.760			4,232	4,232
SM	STRIP MINES	WASTE	10		25	2.000	25	25	50	50
				WASTE Totals		2.000			50	50
				Total Agland		42.140			4,717	4,717