



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:17:41
 Page 1

Assessment Data					Primary Image									
Account	660001145				<p>\\tsclient\C\Users\rln\Pictures\2017-04-11 04-11-17\04-11-17 167.J 4/13/2017</p>									
Parcel ID	20N15E-02-2-00000-000-0000													
Cadastral ID	02-20-15-01900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	340870													
ATKINS, STEPHEN & SUSAN														
25193 S 4110 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25193 S 4110 RD													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	2 / 20 / 15 / 2													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24614469 -95.69028558														
S 210', W 210', SW 10 AC LOT 4														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	DORSEY, DARRELL DUANE &	02/21/2023	150,000	WG										
2449/579	DORSEY, BUFORD THOMAS &	01/16/2015	0	4										
2449/586	DORSEY, DARREL DUANE &	12/30/2014	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2024	Land Value	28,774	28,774	11%	3,165	Assessed	9,974 1,038.61						
Year Frozen	2006	Improvements	69,163	61,901		6,809	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	97,937	90,675		9,974	Total Taxable	9,974 1,039.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001145	ATKINS, STEPHEN & SUSAN	4	86,358	0	9,499	989.00							
2024	2024-660001145	ATKINS, STEPHEN & SUSAN	4	90,581	0	9,964	955.00							
2023	2023-660001145	ATKINS, STEPHEN & SUSAN	4	79,807	1000	2,940	288.00							
2022	2022-660001145	DORSEY, DARRELL DUANE &	4	76,002	1000	2,940	293.00							
2021	2021-660001145	DORSEY, DARRELL DUANE &	4	74,163	1000	2,939	286.00							
2020	2020-660001145	DORSEY, DARRELL DUANE &	4	73,237	1000	2,940	286.00							
2019	2019-660001145	DORSEY, DARRELL DUANE &	4	72,174	1000	2,940	291.00							
2018	2018-660001145	DORSEY, DARRELL DUANE &	4	70,275	1000	2,939	291.00							
2017	2017-660001145	DORSEY, DARRELL DUANE &	4	68,101	1000	2,939	292.00							
2016	2016-660001145	DORSEY, DARRELL DUANE &	4	66,651	1000	2,939	292.00							
2015	2015-660001145	DORSEY, DARRELL DUANE &	4	64,979	1000	2,940	295.00							
2014	2014-660001145	DORSEY, BUFORD THOMAS &	4	65,400	1000	2,940	279.00							
2013	2013-660001145	DORSEY, BUFORD THOMAS &	4	63,458	1000	2,940	289.00							



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Date 04/17/2026
 Time 02:17:42
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1016 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 47,986.00 x .60 = 28,774 Factor Value Adjustments 1.0000 Lot Value 28,774		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	985 / 985
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	312 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1955 / 43



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	81,784	83.03	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	109.68	Total Misc Impr	+	1,767	
Roofing Adj	+ 4.51	Garage Cost	+	8,327	
Subfloor Adj	+ 2.67	Total RCN	=	140,360	
Heat/Cool Adj	+ 10.30	Depreciation (53%)	-	74,391	
Plumbing Adj	+ 5.09	Lump Sums	+	3,194	
Basement Adj	+ 0.00	RCNLD	=	69,163	
Adj Base Cost	= 132.25	Lot Value	+	28,774	
Total Area	x 985	Indicated Value	=	97,937	
Adjusted Cost	= 130,266	Value Per SqFt		99.43	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,163		
Lot Value	28,774		
Indicated Value	97,937	99.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	97,937	99.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2998	12x12		144	22.18		3,194
PRCH	Porch	134559	14x6		84	21.03		1,767



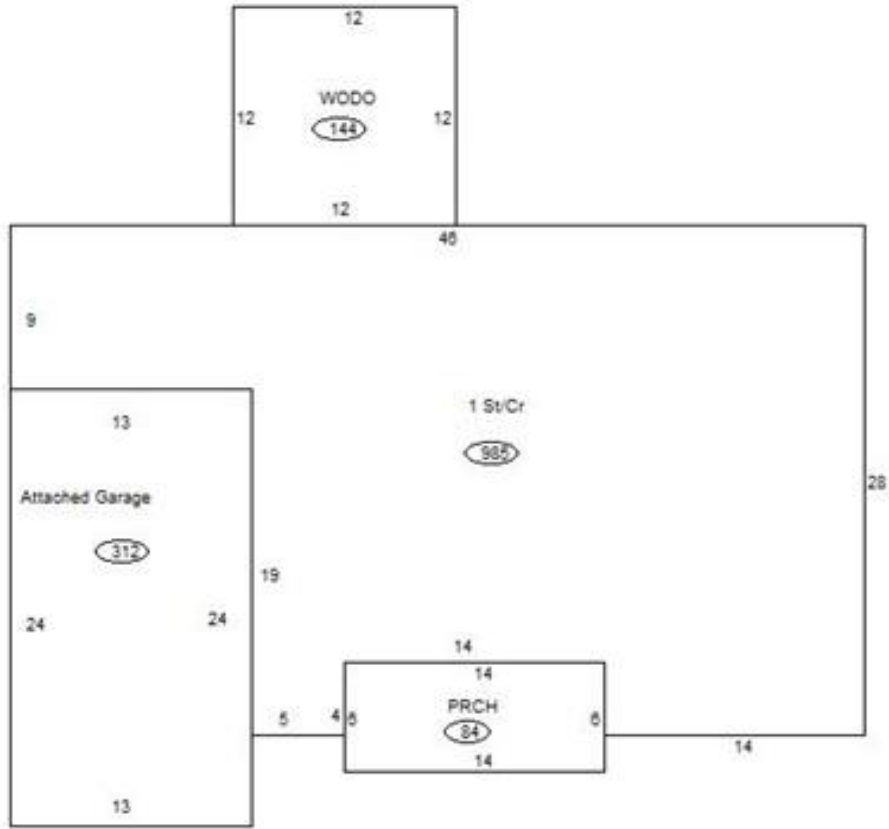
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Date 04/17/2026
 Time 02:17:42
 Page 3

Sketch Image

660001145



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	985	1.000	985
2	G	1		10	Attached Garage	312	1.000	312
3	M	WODO		10	WODO	144	1.000	144
4	M	PRCH		10	PRCH	84	1.000	84
Total Building Area						985		985