



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660001146				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0098. 3/9/2022</p>				
Parcel ID	20N15E-02-2-00000-000-0000								
Cadastral ID	02-20-15-02000								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	324252								
DORSEY, TERRY L & LORAINÉ									
25105 S 4110 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	25105 S 4110 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.51 - Acres						
Sec/Twn/Rng	2 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24738858 -95.69017818									
N 210', W 315', SW 10 ACRES LOT 4									
Building Permits									
Number	Description	Opened	Closed	Amount					
R18 000020	R22- ROOM ADDTN 20X30 SQ FT	02/2018	04/2021	20,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2703/803	DORSEY, ARNOLD EUGENE &	04/12/2018	30,000	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	33,477	30,974	11%	3,407	Assessed	17,714 1,844.59	
Year Frozen	2005	Improvements	187,140	130,060		14,307	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	220,617	161,034		17,714	Total Taxable	16,714 1,757.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001146	DORSEY, TERRY L &	4	194,758	1000	16,198	1,704.00		
2024	2024-660001146	DORSEY, TERRY L &	4	206,353	1000	15,697	1,515.00		
2023	2023-660001146	DORSEY, TERRY L &	4	184,999	1000	15,211	1,446.00		
2022	2022-660001146	DORSEY, TERRY L &	4	179,277	1000	14,738	1,427.00		
2021	2021-660001146	DORSEY, TERRY L &	4	136,791	1000	10,388	982.00		
2020	2020-660001146	DORSEY, TERRY L &	4	83,920	1000	4,521	434.00		
2019	2019-660001146	DORSEY, TERRY L &	4	82,691	1000	4,360	425.00		
2018	2018-660001146	DORSEY, TERRY L &	4	81,320	1000	4,204	411.00		
2017	2017-660001146	DORSEY, ARNOLD EUGENE &	4	80,786	1000	4,204	412.00		
2016	2016-660001146	DORSEY, ARNOLD EUGENE &	4	79,066	1000	4,204	414.00		
2015	2015-660001146	DORSEY, ARNOLD EUGENE &	4	77,476	1000	4,203	417.00		
2014	2014-660001146	DORSEY, ARNOLD EUGENE &	4	77,968	1000	4,204	395.00		
2013	2013-660001146	DORSEY, ARNOLD EUGENE &	4	73,630	1000	4,204	409.00		



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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4101	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	61,424.00 x .55 =	33,477
Factor Value		
Adjustments	1.0000	
Lot Value		33,477



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Metal
Base/Total Area	1,925 / 1,925
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	336 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1953 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	184,101	95.64	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.56	Total Misc Impr	+	966	
Roofing Adj	+ 4.74	Garage Cost	+	12,019	
Subfloor Adj	+ 0.00	Total RCN	=	258,038	
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	87,733	
Plumbing Adj	+ 7.36	Lump Sums	+	8,514	
Basement Adj	+ 0.00	RCNLD	=	178,819	
Adj Base Cost	= 127.30	Lot Value	+	33,477	
Total Area	x 1,925	Indicated Value	=	212,296	
Adjusted Cost	= 245,053	Value Per SqFt		110.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,819		
Lot Value	33,477		
Indicated Value	212,296	110.28	Per SqFt
Agland Value			
Site Improvements	8,321		
Total Value	220,617	114.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3000	9x4		36	26.82		966
WODO	Wood Deck - Open	3002	502		502	16.96		8,514



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
	Qual	3	Cond 3	Year 2018	Eff Age 6	

	Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (24.21 x 200)	4,842		4,842	1,356
					3,486

	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	3	Cond 3	Year 2013	Eff Age 10	

	Valuation Summary	Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (24.52 x 160)	3,923		3,923	1,648
					2,275

	SHDS	Shed - Small	8x24x6	Plank		192
	Qual	3	Cond 3	Year 2012	Eff Age 11	

	Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (23.81 x 192)	4,572		4,572	2,012
					2,560