



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	660001148				No Image On File				
Parcel ID	20N15E-02-3-00000-000-0000								
Cadastral ID	02-20-15-02200								
Property Type	REAL - Real Property								
Property Class	SCH	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	259659								
INDEPENDENT SCHOOL DISTRICT #8									
26501 S 4110 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	08207 E 540 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.7 - Acres						
Sec/Twn/Rng	2 / 20 / 15 / 3								
Neighborhood	-								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23530191 -95.68636862									
THE S 210' W 315' SW SE SW & TR BEG 852' E SW/C; N 213' TO HY; ALNG HWY 219.5'; S 51.1'; E 389.5'; S 84'; W 95.5'; S 210'; W 469 TO POB LESS HWY.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	133	0	11%	0	Assessed	0	0.00
Year Frozen	0	Improvements	5,409,074	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	5,409,207	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001148	INDEPENDENT SCHOOL DISTRICT #8	4	133	0		.00		
2024	2024-660001148	INDEPENDENT SCHOOL DISTRICT #8	4	1	0		.00		
2023	2023-660001148	INDEPENDENT SCHOOL DISTRICT #8	4	50,950	0		.00		
2022	2022-660001148	INDEPENDENT SCHOOL DISTRICT #8	4	36,900	0		.00		
2021	2021-660001148	INDEPENDENT SCHOOL DISTRICT #8	4	36,900	0		.00		
2020	2020-660001148	INDEPENDENT SCHOOL DISTRICT #8	4	36,900	0		.00		
2019	2019-660001148	INDEPENDENT SCHOOL DISTRICT #8	4	34,520	0		.00		
2018	2018-660001148	SCHOOL PROPERTY VERDIGRIS	4	29,520	0		.00		
2017	2017-660001148	SCHOOL PROPERTY VERDIGRIS	4	29,520	0		.00		
2016	2016-660001148	SCHOOL PROPERTY VERDIGRIS	4	29,520	0		.00		
2015	2015-660001148	SCHOOL PROPERTY VERDIGRIS	4	29,520	0		.00		
2014	2014-660001148	SCHOOL PROPERTY VERDIGRIS	4	29,520	0		.00		
2013	2013-660001148	SCHOOL PROPERTY VERDIGRIS	4	29,520	0		.00		



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model				
Year/Eff Age	/			Adjustment Model				
Cost Approach				Comparables				
Manual : 01/2025				Indicated Value				
Base Cost	0.00	Total Misc Impr	+ 0	Value Reconciliation				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Selected Approach	Cost Approach			
Subfloor Adj	+ 0.00	Total RCN	= 0	Improvements				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Lot Value				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Indicated Value	0.00 Per SqFt			
Basement Adj	+ 0.00	RCNLD	= 0	Agland Value	133			
Adj Base Cost	= 0.00	Lot Value	+ 0	Site Improvements				
Total Area	x	Indicated Value	= 0	Total Value	133 0.00 Total Value Per SqFt			
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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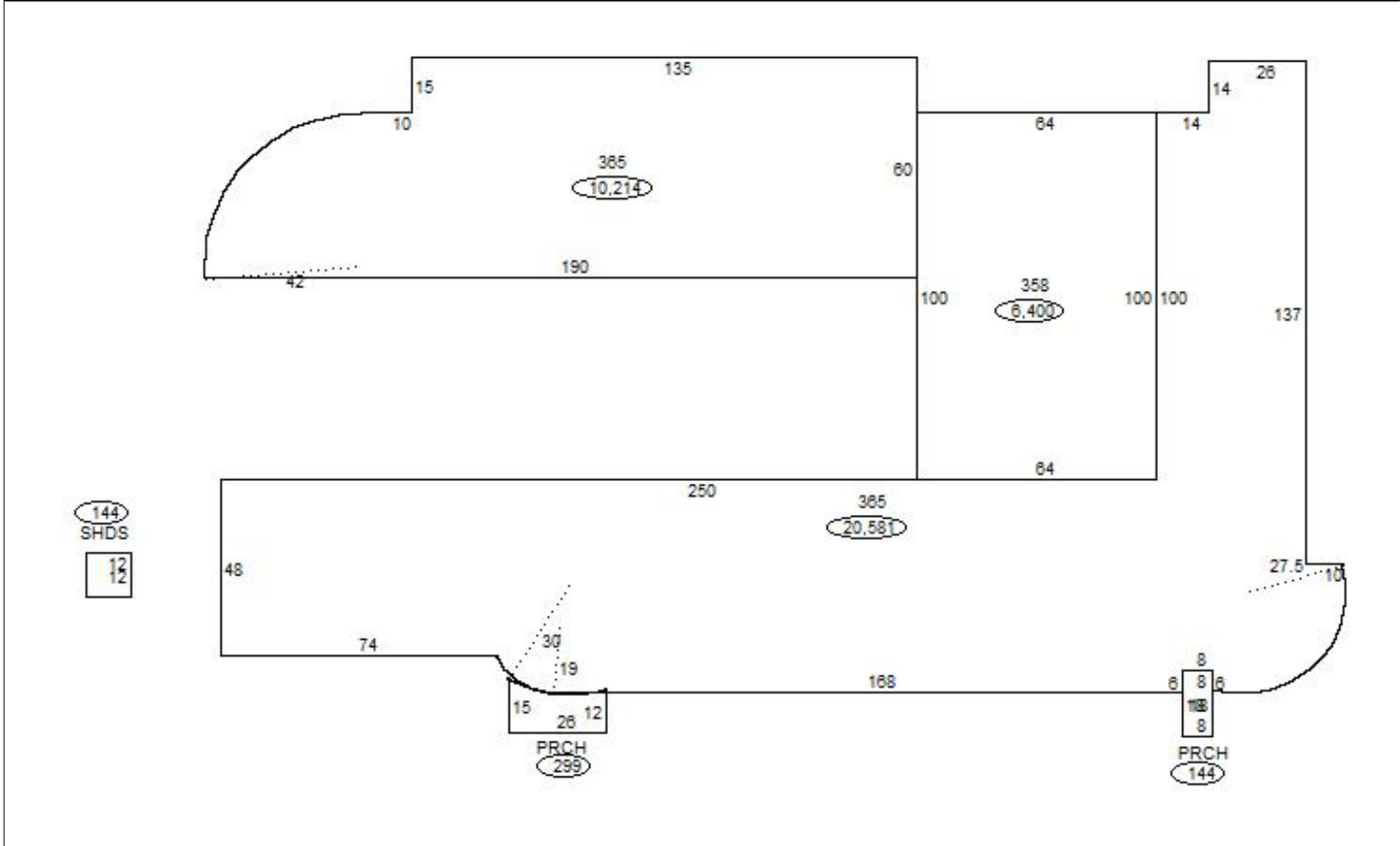
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Lot Data	Primary Image	
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value		
Cost Approach		
Manual Date 01/2025 Total Building Area 37,195 Total Base Value 6,764,350 Modifier Value Misc Improvements 48,868 Replacement Cost New 6,813,218 Phys/Func Depreciation Loss () RCN Less Phys/Func 5,385,004 Economic Depreciation RCNLD (All Sources) 5,385,004 Depreciated Improvements Outbuilding Value 24,070 Total Improvement Value 5,409,074 Land Value Cost Approach Value 5,409,074 145.42/SqFt	Image Information Image ID Image Date Name Description	
Income Approach	Value Reconciliation	
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	Selected Valuation Method Cost Approach Total Improvement Value 24,070 Land Value Total Appraised Value 5,409,074 145.42/SqFt	



Sketch Image

660001148



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	365		50	365	20,581	1.000	20,581
2	C	358		50	358	6,400	1.000	6,400
3	C	365		50	365	10,214	1.000	10,214
4	M	PRCH		50	PRCH	144	1.000	144
5	M	PRCH		50	PRCH	299	1.000	299
6	O	SHDS		50	SHDS	144	1.000	144
Total Building Area						37,195		37,195



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Account 660001148
Parcel ID 20N15E-02-3-00000-000-0000
Cadastral ID 02-20-15-02200

Tax Area Code 4
Property Class SCH
Owners Name INDEPENDENT SCHOOL DISTRICT #8

Building Data

Building ID 5185
Building Sequence 1
Occupancy 1 358 Gymnasium (School) 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,400
Average Perimeter 328
Number Of Storys 1.00
Average Wall Ht 20.00
Year Built 1980
Effective Age 23
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

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

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 78.73
Wall Cost 19.13
HVAC Cost 14.54
Basement Cost 0.00
Total Base Cost 112.40
Total Area 6,400
Base RCN 719,360
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 719,360
Physical Depreciation 63%
Functional Depreciation
Total Depreciation 63% (453,197)
Total RCNLD 266,163
Lump Sums
Total Building Value 266,163 \$ 41.59 Per SqFt



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Cadastral ID 02-20-15-02200

Tax Area Code 4
Property Class SCH
Owners Name INDEPENDENT SCHOOL DISTRICT #8

Building Data

Building ID 5186
Building Sequence 2
Occupancy 1 365 Elementary School (Entire) 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,214
Average Perimeter 38
Number Of Storys 12.00
Average Wall Ht 12.00
Year Built 2000
Effective Age 13
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 16 - Control Atmos., Warm/Cooled
Roof Type Flat
Roof Cover Tar & Gravel

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

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 123.92
Wall Cost 2.16
HVAC Cost 52.28
Basement Cost 0.00
Total Base Cost 178.36
Total Area 10,214
Base RCN 1,821,769
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,821,769
Physical Depreciation 16%
Functional Depreciation
Total Depreciation 16% (291,483)
Total RCNLD 1,530,286
Lump Sums
Total Building Value 1,530,286 \$ 149.82 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	3	Cond	3	Year	2000
				Eff Age	20	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (25.00 x 144)			3,600	2,124

	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt	31,551	
	Qual	4	Cond	4	Year	2000
				Eff Age	10	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 31,551)			107,589	84,995

Total Site Improvement Value 24,070



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			3.700	36	36	133	133
NTV PST Totals						3.700			133	133
Total Agland						3.700			133	133