# Rogers

## Assessment Property Record Card for Tax Year 2026

**Data provided by LISA DELOZIER County Assessor**

| | |
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### Assessment Data

**Account** 660001152
**Parcel ID** 20N15E-02-2-00000-000-0000
**Cadastral ID** 02-20-15-02700
**Property Type** REAL - Real Property
**Property Class** RA **VI Area** 3
**Tax Area** 4 - VERDIGRIS/VERD FIRE
**Name ID** 192294

DANIEL, AUGUSTA L &

TERRY DANIEL & DAVID DANIEL
8256 E 530 RD
CLAREMORE OK 74019-0000

### Parcel Location

**Situs** 08256 E 530 RD
**Subdivision**
**Lot/Block** / **Parcel Size** 2.46 - Acres
**Sec/Twn/Rng** 2 / 20 / 15 / 2
**Neighborhood** 2015 - UNPLATTED
**School District** S008 - VERDIGRIS SCHOOLS

### Primary Image

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### Legal Description

Lat/Long: 36.24901469 -95.68565141

N 328.3' W2 NW 9.81 AC OF LOT 3 LESS TR COMM NW/C LOT 3; S 279 30' TO POB; S 49'; S89.5628E 42'; N40.3244W 64.54' TO POB.

### Building Permits

| Number | Description | Opened | Closed | Amount |
|---|---|---|---|---|

### Exemptions

| Code | Type | Active | Maximum | Exemption |
|---|---|---|---|---|
| H | Homestead | Yes | 1,000 | 1,000 |
| PD | Add-Homestead | Yes | 1,000 | 1,000 |

### Sale History

| Bk/Pg | Grantor | Date | Price | Code |
|---|---|---|---|---|
| 939/807 | VAN DYKE, BEN ROGER TRUSTEE | 12/08/1993 | 4,500 | No |
| 865/15 | | 08/19/1991 | 0 | No |

### Parcel Valuation

| Source | REAL |
|---|---|
| Remove Cap | 0 |
| Year Frozen | 1997 |
| Uncapped Value | 0 |
| TIF Project ID | 0 |

| | Fair Cash | Capped | Asmnt Level | Assessed |
|---|---|---|---|---|
| Land Value | 351 | 154 | 11% | 17 |
| Improvements | 101,464 | 44,616 | | 4,907 |
| Mobile Home | 0 | 0 | | 0 |
| Total Value | 101,815 | 44,770 | | 4,924 |

| | | |
|---|---|---|
| Levy Rate | 104.132 | Current Tax |
| Assessed | 4,924 | 512.75 |
| Penalty | 0 | |
| Exemption | 2,000 | -176.00 |
| Total Taxable | 2,924 | 337.00 |

### Assessment History

| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
|---|---|---|---|---|---|---|---|
| 2025 | 2025-660001152 | DANIEL, AUGUSTA L & | 4 | 44,770 | 2000 | 2,925 | 338.00 |
| 2024 | 2024-660001152 | DANIEL, AUGUSTA L & | 4 | 50,422 | 2000 | 3,547 | 360.00 |
| 2023 | 2023-660001152 | DANIEL, AUGUSTA L & | 4 | 60,837 | 2000 | 3,739 | 373.00 |
| 2022 | 2022-660001152 | DANIEL, AUGUSTA L & | 4 | 62,171 | 2000 | 3,738 | 380.00 |
| 2021 | 2021-660001152 | DANIEL, AUGUSTA L & | 4 | 61,212 | 2000 | 3,739 | 370.00 |
| 2020 | 2020-660001152 | DANIEL, AUGUSTA L & | 4 | 60,065 | 2000 | 3,739 | 371.00 |
| 2019 | 2019-660001152 | DANIEL, AUGUSTA L & | 4 | 58,628 | 2000 | 3,739 | 377.00 |
| 2018 | 2018-660001152 | DANIEL, AUGUSTA L & | 4 | 62,271 | 2000 | 3,738 | 377.00 |
| 2017 | 2017-660001152 | DANIEL, AUGUSTA L & | 4 | 61,612 | 2000 | 3,739 | 378.00 |
| 2016 | 2016-660001152 | DANIEL, AUGUSTA L & | 4 | 59,787 | 2000 | 3,739 | 379.00 |
| 2015 | 2015-660001152 | DANIEL, AUGUSTA L & | 4 | 58,381 | 2000 | 3,739 | 382.00 |
| 2014 | 2014-660001152 | DANIEL, AUGUSTA L & | 4 | 58,958 | 2000 | 3,739 | 362.00 |
| 2013 | 2013-660001152 | DANIEL, AUGUSTA L & | 4 | 59,065 | 2000 | 3,739 | 374.00 |

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### Lot Data — Units-Buildable - UNPLATTED (UNITS BUILDABLE)

| | |
|---|---|
| **Lot Size** | |
| **Lot Count** | |
| **Units Buildable** | |
| **Non-Ag Acres** | 0 |
| **Topography** | |
| **Street Access** | |
| **Utilities** | |
| **Amenities** | LAND QUALITY<br>FLOOD ZONE |
| **Method** | Units-Buildable |
| **Base Lot Value** | |
| **Factor Value** | |
| **Adjustments** | |
| **Lot Value** | |

### Primary Image

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### Residential Data

| | |
|---|---|
| **Type** | 1 Single Family Residence |
| **Condition** | 4 - Good |
| **Quality** | 2 - Fair |
| **Architecture** | TRAD TRADITIONAL |
| **Style** | 100% One Story |
| **Exterior Wall** | 100% Frame, Siding, Metal |
| **Base/Total Area** | 1,368 / 1,368 |
| **Style** | 100% One Story |
| **HVAC** | 100% Warmed & Cooled Air 1 Wall Air Conditioner |
| **Roof Cover** | 1 Composition Shingle |
| **Area on Slab** | 0 |
| **Fixture/Rghln** | 8 / |
| **Bed/F/H Bath** | 3 / 2.0 / |
| **Basement Area** | |
| **Garage Type** | 480 Detached Garage - Finished |
| **Remodel** | |
| **Year/Eff Age** | 1955 / 43 |

### 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** | | 88.43 | **Total Misc Impr** | + | 12,853 |
| **Roofing Adj** | + | 3.97 | **Garage Cost** | + | 14,674 |
| **Subfloor Adj** | + | 2.30 | **Total RCN** | = | 180,538 |
| **Heat/Cool Adj** | + | 10.30 | **Depreciation ( 53%)** | - | 95,685 |
| **Plumbing Adj** | + | 6.85 | **Lump Sums** | + | 0 |
| **Basement Adj** | + | 0.00 | **RCNLD** | = | 84,853 |
| **Adj Base Cost** | = | 111.85 | **Lot Value** | + | |
| **Total Area** | x | 1,368 | **Indicated Value** | = | 84,853 |
| **Adjusted Cost** | = | 153,011 | **Value Per SqFt** | | 62.03 |

### Value Reconciliation

| | | | |
|---|---|---|---|
| **Selected Approach** | Cost Approach | | |
| **Improvements** | 84,853 | | |
| **Lot Value** | | | |
| **Indicated Value** | 84,853 | 62.03 | **Per SqFt** |
| **Agland Value** | 351 | | |
| **Site Improvements** | 16,611 | | |
| **Total Value** | 101,815 | 74.43 | **Total Value Per SqFt** |

### Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|---|---|---|---|---|---|---|---|---|
| EPSW | Enclosed Porch - Solid Wall | 3014 | 14x8 | | 112 | 55.06 | | 6,167 |
| PRCH | Porch | 3015 | 14x14 | | 196 | 20.68 | | 4,053 |
| PRCH | Porch | 3016 | 18x7 | | 126 | 20.90 | | 2,633 |

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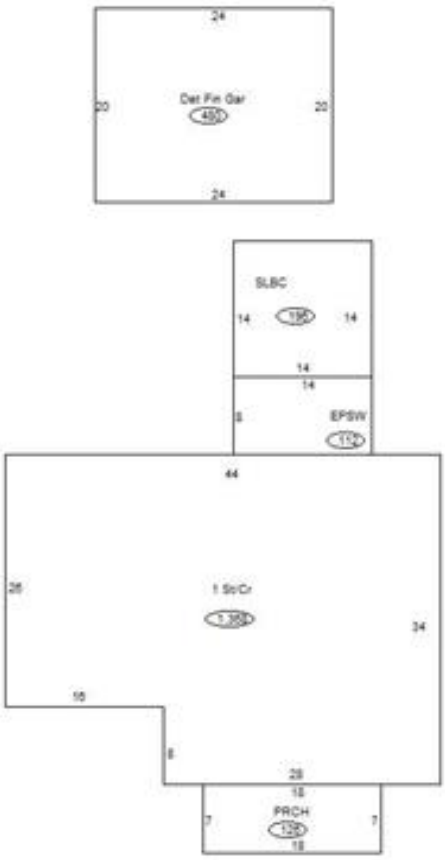
**Sketch Image** 660001152




**Sketch Vector Information**

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|---|---|---|---|---|---|---|---|---|
| 1 | R | 1 | Crawl | 13 | 1 St/Cr | 1,368 | 1.000 | 1,368 |
| 2 | M | EPSW | | 13 | EPSW | 112 | 1.000 | 112 |
| 3 | M | PRCH | | 13 | SLBC | 196 | 1.000 | 196 |
| 4 | M | PRCH | | 13 | PRCH | 126 | 1.000 | 126 |
| 5 | G | 6 | | 13 | Det Fin Gar | 480 | 1.000 | 480 |
| | | | | | **Total Building Area** | 1,368 | | 1,368 |

**Outbuildings/Site Improvements** 660001152

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|---|---|---|---|---|---|
| | PCPT | Carport - Portable | 18x20x8 | Dirt | Formed Metal | 360 |
| | **Qual** 3 | **Cond** 3 | **Year** 2011 | **Eff Age** 11 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (48% Phys/ % Func) | RCNLD |
|---|---|---|---|---|---|
| Base Cost (4.38 x 360) | 1,577 | | 1,577 | 757 | 820 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | SHDS | Shed - Small | 12x28x8 | Plank | Composition Shingle | 336 |
| | **Qual** 3 | **Cond** 3 | **Year** 2011 | **Eff Age** 11 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (44% Phys/ % Func) | RCNLD |
|---|---|---|---|---|---|
| Base Cost (20.82 x 336) | 6,996 | | 6,996 | 3,078 | 3,918 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | SHDS | Shed - Small | 10x12x6 | Plank | Formed Metal | 120 |
| | **Qual** 3 | **Cond** 3 | **Year** 2011 | **Eff Age** 11 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (44% Phys/ % Func) | RCNLD |
|---|---|---|---|---|---|
| Base Cost (26.94 x 120) | 3,233 | | 3,233 | 1,423 | 1,810 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | SHDS | Shed - Small BRICK | 10x16x6 | Dirt | Formed Metal | 160 |
| | **Qual** 1 | **Cond** 3 | **Year** 1995 | **Eff Age** 23 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (65% Phys/ % Func) | RCNLD |
|---|---|---|---|---|---|
| Base Cost (12.05 x 160) | 1,928 | | 1,928 | 1,253 | 675 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | BNGP | Barn - General Purpose | 26x30x8 | Dirt | Formed Metal | 780 |
| | **Qual** 2.5 | **Cond** 3.5 | **Year** 1985 | **Eff Age** 28 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (56% Phys/ % Func) | RCNLD |
|---|---|---|---|---|---|
| Base Cost (21.76 x 780) | 16,973 | | 16,973 | 9,505 | 7,468 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 480 |
| | **Qual** 2 | **Cond** 3 | **Year** | **Eff Age** | | |

| Valuation Summary | | Modifier Total | RCN | Depr (75% Phys/ % Func) | RCNLD |
|---|---|---|---|---|---|
| Base Cost (16.00 x 480) | 7,680 | | 7,680 | 5,760 | 1,920 |

**Agland Inventory** 660001152

| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---|---|---|---|---|---|---|---|---|---|---|
| BC | BATES-COLLINSVILLE COMPLE | IMP PST | 51 | | | 2.460 | 143 | 143 | 351 | 351 |
| | | | | **IMP PST Totals** | | 2.460 | | | 351 | 351 |
| | | | | **Total Agland** | | 2.460 | | | 351 | 351 |