



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:12:05  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001208 <b>Parcel ID</b> 000000-00-0-00867-002-0013 <b>Cadastral ID</b> 02-20-15-05760 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 347988 KONYHA, KAYCEY  25505 S 4111 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25505 S 4111 RD <b>Subdivision</b> VERDIGRIS TOWN <b>Lot/Block</b> 0013 / 0002 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1038 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23595685 -95.68933316																																																																																																																									
<b>Legal Description</b> LOTS 8 - 13 BLOCK 2 VERDIGRIS TOWN					<b>Building Permits</b> <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																																																																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>LARMAN, BRYAN</td> <td>08/21/2025</td> <td>180,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>MENCKE, DONALD</td> <td>03/02/2022</td> <td>176,000</td> <td>19</td> </tr> <tr> <td>1164/829</td> <td>KEYSER, EARNEST L &amp;</td> <td>04/02/1999</td> <td>65,000</td> <td>Yes</td> </tr> <tr> <td>822/740</td> <td> </td> <td> </td> <td>39,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	LARMAN, BRYAN	08/21/2025	180,000	YES	/	MENCKE, DONALD	03/02/2022	176,000	19	1164/829	KEYSER, EARNEST L &	04/02/1999	65,000	Yes	822/740			39,000	No																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	LARMAN, BRYAN	08/21/2025	180,000	YES																																																																																																																					
/	MENCKE, DONALD	03/02/2022	176,000	19																																																																																																																					
1164/829	KEYSER, EARNEST L &	04/02/1999	65,000	Yes																																																																																																																					
822/740			39,000	No																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 20,827</td> <td>20,827</td> <td>11%</td> <td>2,291</td> <td>Assessed</td> <td>21,054</td> <td>2,192.39</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 170,574</td> <td>170,574</td> <td> </td> <td>18,763</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 191,401</td> <td>191,401</td> <td> </td> <td>21,054</td> <td>Total Taxable</td> <td>21,054</td> <td>2,192.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2026	Land Value 20,827	20,827	11%	2,291	Assessed	21,054	2,192.39	Year Frozen	0	Improvements 170,574	170,574		18,763	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 191,401	191,401		21,054	Total Taxable	21,054	2,192.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2026	Land Value 20,827	20,827	11%	2,291	Assessed	21,054	2,192.39																																																																																																																	
Year Frozen	0	Improvements 170,574	170,574		18,763	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 191,401	191,401		21,054	Total Taxable	21,054	2,192.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660001208</td> <td>KONYHA, KAYCEY</td> <td>80</td> <td>167,216</td> <td>0</td> <td>18,394</td> <td>1,915.00</td> </tr> <tr> <td>2024</td> <td>2024-660001208</td> <td>LARMAN, BRYAN</td> <td>80</td> <td>176,000</td> <td>0</td> <td>19,360</td> <td>1,855.00</td> </tr> <tr> <td>2023</td> <td>2023-660001208</td> <td>LARMAN, BRYAN</td> <td>80</td> <td>176,000</td> <td>0</td> <td>19,360</td> <td>1,827.00</td> </tr> <tr> <td>2022</td> <td>2022-660001208</td> <td>LARMAN, BRYAN</td> <td>80</td> <td>75,684</td> <td>1000</td> <td>7,325</td> <td>715.00</td> </tr> <tr> <td>2021</td> <td>2021-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>74,638</td> <td>1000</td> <td>7,210</td> <td>686.00</td> </tr> <tr> <td>2020</td> <td>2020-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>75,317</td> <td>1000</td> <td>7,101</td> <td>676.00</td> </tr> <tr> <td>2019</td> <td>2019-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>71,499</td> <td>1000</td> <td>6,865</td> <td>664.00</td> </tr> <tr> <td>2018</td> <td>2018-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>77,558</td> <td>1000</td> <td>7,202</td> <td>696.00</td> </tr> <tr> <td>2017</td> <td>2017-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>72,394</td> <td>1000</td> <td>6,963</td> <td>676.00</td> </tr> <tr> <td>2016</td> <td>2016-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>70,716</td> <td>1000</td> <td>6,779</td> <td>660.00</td> </tr> <tr> <td>2015</td> <td>2015-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>70,559</td> <td>1000</td> <td>6,761</td> <td>663.00</td> </tr> <tr> <td>2014</td> <td>2014-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>72,926</td> <td>1000</td> <td>6,767</td> <td>629.00</td> </tr> <tr> <td>2013</td> <td>2013-660001208</td> <td>MENCKE, DONALD</td> <td>80</td> <td>69,122</td> <td>1000</td> <td>6,541</td> <td>630.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660001208	KONYHA, KAYCEY	80	167,216	0	18,394	1,915.00	2024	2024-660001208	LARMAN, BRYAN	80	176,000	0	19,360	1,855.00	2023	2023-660001208	LARMAN, BRYAN	80	176,000	0	19,360	1,827.00	2022	2022-660001208	LARMAN, BRYAN	80	75,684	1000	7,325	715.00	2021	2021-660001208	MENCKE, DONALD	80	74,638	1000	7,210	686.00	2020	2020-660001208	MENCKE, DONALD	80	75,317	1000	7,101	676.00	2019	2019-660001208	MENCKE, DONALD	80	71,499	1000	6,865	664.00	2018	2018-660001208	MENCKE, DONALD	80	77,558	1000	7,202	696.00	2017	2017-660001208	MENCKE, DONALD	80	72,394	1000	6,963	676.00	2016	2016-660001208	MENCKE, DONALD	80	70,716	1000	6,779	660.00	2015	2015-660001208	MENCKE, DONALD	80	70,559	1000	6,761	663.00	2014	2014-660001208	MENCKE, DONALD	80	72,926	1000	6,767	629.00	2013	2013-660001208	MENCKE, DONALD	80	69,122	1000	6,541	630.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660001208	KONYHA, KAYCEY	80	167,216	0	18,394	1,915.00																																																																																																																		
2024	2024-660001208	LARMAN, BRYAN	80	176,000	0	19,360	1,855.00																																																																																																																		
2023	2023-660001208	LARMAN, BRYAN	80	176,000	0	19,360	1,827.00																																																																																																																		
2022	2022-660001208	LARMAN, BRYAN	80	75,684	1000	7,325	715.00																																																																																																																		
2021	2021-660001208	MENCKE, DONALD	80	74,638	1000	7,210	686.00																																																																																																																		
2020	2020-660001208	MENCKE, DONALD	80	75,317	1000	7,101	676.00																																																																																																																		
2019	2019-660001208	MENCKE, DONALD	80	71,499	1000	6,865	664.00																																																																																																																		
2018	2018-660001208	MENCKE, DONALD	80	77,558	1000	7,202	696.00																																																																																																																		
2017	2017-660001208	MENCKE, DONALD	80	72,394	1000	6,963	676.00																																																																																																																		
2016	2016-660001208	MENCKE, DONALD	80	70,716	1000	6,779	660.00																																																																																																																		
2015	2015-660001208	MENCKE, DONALD	80	70,559	1000	6,761	663.00																																																																																																																		
2014	2014-660001208	MENCKE, DONALD	80	72,926	1000	6,767	629.00																																																																																																																		
2013	2013-660001208	MENCKE, DONALD	80	69,122	1000	6,541	630.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:12:05  
 Page 2

Lot Data	Square-Foot - NBHD 1038 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6375	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	27,769.00 x .75 = 20,827	
Factor Value		
Adjustments	1.0000	
Lot Value	20,827	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,217 / 1,217
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	960 Detached Garage - Finished
Remodel	REVITALIZE -
Year/Eff Age	1960 / 19

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0303\IMG\_0083. 3/4/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,851	156.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	190,890		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.18	Total Misc Impr	+	6,302			
Roofing Adj	+ 4.74	Garage Cost	+	34,579			
Subfloor Adj	+ 1.21	Total RCN	=	196,876			
Heat/Cool Adj	+ 11.47	Depreciation ( 24%)	-	47,250			
Plumbing Adj	+ 8.58	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,626			
Adj Base Cost	= 128.18	Lot Value	+	20,827			
Total Area	x 1,217	Indicated Value	=	170,453			
Adjusted Cost	= 155,995	Value Per SqFt		140.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,626		
Lot Value	20,827		
Indicated Value	170,453	140.06	Per SqFt
Agland Value			
Site Improvements	20,948		
Total Value	191,401	157.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	3183	10x5		50	24.11		1,206



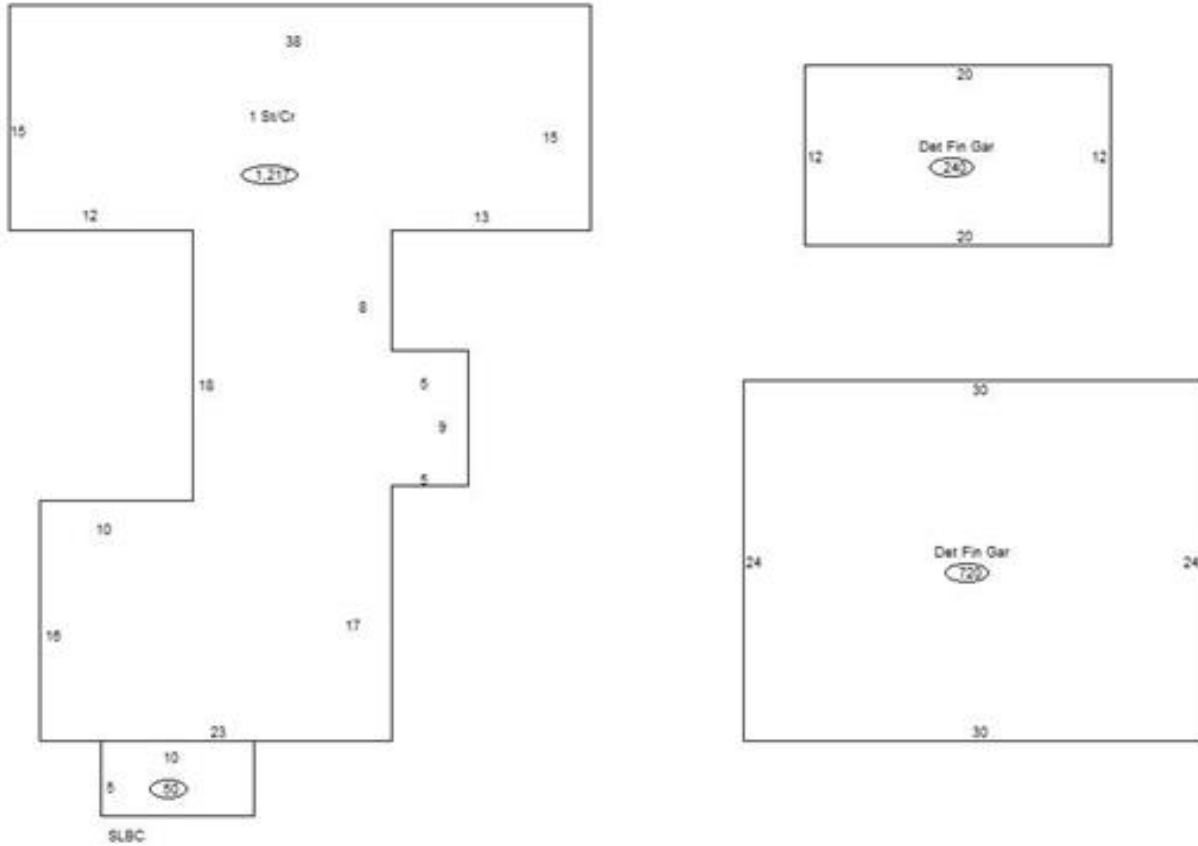
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:12:05  
 Page 3

Sketch Image

660001208



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,217	1.000	1,217
2	M	PRCH		10	SLBC	50	1.000	50
3	G	6		10	Det Fin Gar	240	1.000	240
4	G	6		10	Det Fin Gar	720	1.000	720
<b>Total Building Area</b>						1,217		1,217



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:12:05  
 Page 4

660001208

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x6	Plank	Composition Shingle	160	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.52 x 160)	3,923		3,923	745	3,178
	SHDS	Shed - Small	10x8x6	Concrete	Galvanized Metal	80	
	Qual	3	Cond 2	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.59 x 80)	2,207		2,207	1,545	662
	CPDT	Carport - Detached	19x20x10	Concrete	Formed Metal	380	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.55 x 380)	4,009		4,009	3,207	802
	UTIL	Utility Building	14x40x8	Plank	Composition Shingle	560	
	Qual	2	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.88 x 560)	16,733		39,173	23,896	15,277
	CPDT	Carport - Detached	24x24x8	Base	Formed Metal	576	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.93 x 576)	5,144		5,144	4,115	1,029