



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:16:07  
Page 1

Assessment Data					Primary Image				
Account	660001259				<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-10\IMG 9/10/2021</p>				
Parcel ID	20N16E-02-2-00000-000-0000								
Cadastral ID	02-20-16-02100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	314328								
ELS, DOLORES R									
25113 S 4170 RD CLAREMORE OK 74019-0000									
<b>Parcel Location</b>									
Situs	25113 S 4170 RD								
Subdivision									
Lot/Block	/	Parcel Size	18.53 - Acres						
Sec/Twn/Rng	2 / 20 / 16 / 2								
Neighborhood	2016 - UNPLATTED LAND								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.24667986 -95.58045527									
N2 SW LOT 4 & TR IN GOV'T LOT 4 & PT N2 N2 SW NW SEC 2 DESC AS: BEG SW/C GOV'T LOT 4; N89-41-20E 429'; N00-13-51W 330'; S89 41-20W 429' TO W/L GOV'T LOT 4; N00-13-51W 335.23' TO SW/C AMD PLAT MEADOWRANCH; N89-59-35E ALG S/L MEADOWRANCH 1320 92' TO E/L GOV'T LOT 4; S00-13-51E ALG E/L988.51' TO S/L N2 N2 SW NW;					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
			R2015 11 16	R17-NEW MOBILE HOME	11/2015	01/2016	54,300		
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2449/52	MANGRUM, LLOYD & CAROLYN	01/12/2015	200,000	WG
					1152/319	REED, TRACY G	01/15/1999	160,000	No
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2016	Land Value	272,570	99,070	11%	10,898	Assessed	26,568	2,206.47
Year Frozen	0	Improvements	152,425	142,447		15,670	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	424,995	241,517		26,568	Total Taxable	25,568	2,123.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001259	ELS, DOLORES R			5	420,341	1000	24,793	2,059.00
2024	2024-660001259	ELS, DOLORES R			5	429,599	1000	24,042	2,006.00
2023	2023-660001259	ELS, JAMES D & DOLORES R			5	221,024	1000	23,313	1,941.00
2022	2022-660001259	ELS, JAMES D & DOLORES R			5	230,849	1000	24,393	2,029.00
2021	2021-660001259	ELS, JAMES D & DOLORES R			5	233,853	1000	24,252	2,057.00
2020	2020-660001259	ELS, JAMES D & DOLORES R			5	231,245	1000	23,516	1,991.00
2019	2019-660001259	ELS, JAMES D & DOLORES R			5	216,388	1000	22,803	1,975.00
2018	2018-660001259	ELS, JAMES D & DOLORES R			5	214,981	1000	22,648	1,963.00
2017	2017-660001259	ELS, JAMES D & DOLORES R			5	212,567	1000	22,382	1,825.00
2016	2016-660001259	ELS, JAMES D & DOLORES R			5	208,560	1000	21,942	1,872.00
2015	2015-660001259	ELS, JAMES D & DOLORES R			5	256,323	0	26,336	2,225.00
2014	2014-660001259	MANGRUM, LLOYD & CAROLYN			5	193,109	0	20,772	1,783.00
2013	2013-660001259	MANGRUM, LLOYD & CAROLYN			5	185,098	0	19,783	1,723.00



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Date 04/17/2026  
Time 03:16:07  
Page 2

Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	17.4628	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	760,680.00 x .36 = 272,570	
Factor Value		
Adjustments	1.0000	
Lot Value	272,570	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,172 / 2,172
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,172
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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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	239,745	110.38	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	110.94	Total Misc Impr	+	14,777			
Roofing Adj	+ 4.60	Garage Cost	+	17,775			
Subfloor Adj	+ -2.19	Total RCN	=	325,729			
Heat/Cool Adj	+ 12.64	Depreciation ( 54%)	-	175,894			
Plumbing Adj	+ 8.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,835			
Adj Base Cost	= 134.98	Lot Value	+	272,570			
Total Area	x 2,172	Indicated Value	=	422,405			
Adjusted Cost	= 293,177	Value Per SqFt		194.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,835		
Lot Value	272,570		
Indicated Value	422,405	194.48	Per SqFt
Agland Value			
Site Improvements	2,590		
Total Value	424,995	195.67	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3352	20x6		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	3353	38x6		228	26.21		5,976



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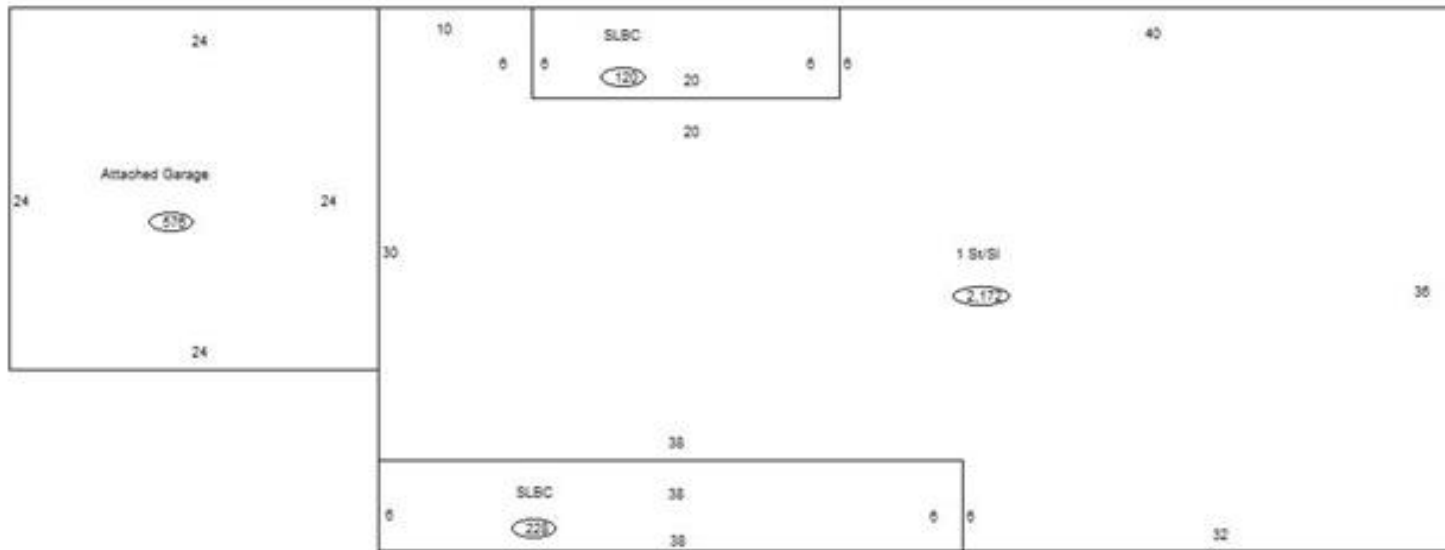
Date 04/17/2026

Time 03:16:07

Page 3

### Sketch Image

660001259



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,172	1.000	2,172
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	228	1.000	228
<b>Total Building Area</b>						<b>2,172</b>		<b>2,172</b>



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Date 04/17/2026  
Time 03:16:07  
Page 4

660001259

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	30x30x0			900
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (11.51 x 900)		10,359	10,359	7,769	2,590	