



# 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	660001625													
Parcel ID	22N16E-02-2-00000-000-0000													
Cadastral ID	02-22-16-00900													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	13 - FOYIL/ NW FIRE													
Name ID	262045													
WAGGONER, DAVID LEE & GINA ANNETTE														
500 S LYNN RIGGS BLVD #177 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	13105 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	35.23 - Acres											
Sec/Twn/Rng	2 / 22 / 16 / 2													
Neighborhood	6040 - UNPLATTED													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.42188938 -95.57613778														
W 5.01 AC NW 10.11 AC LOT 3 & N 20.22 AC LOT 4 & SE 10 AC LOT 4														
Building Permits														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2625/44	BEST, FRANKLIN D &	01/06/2017	0	4					
					1005/849	CARLE, JOHN R	10/20/1995	27,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax						
Remove Cap	0	Land Value	2,562	2,562	11%	282	Assessed	16,610	1,705.54					
Year Frozen	0	Improvements	213,289	148,444		16,328	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	215,851	151,006		16,610	Total Taxable	15,610	1,617.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001625	WAGGONER, DAVID LEE &	13	200,346	1000	15,127	1,567.00							
2024	2024-660001625	WAGGONER, DAVID LEE &	13	208,527	1000	14,658	1,554.00							
2023	2023-660001625	WAGGONER, DAVID LEE &	13	180,014	1000	14,201	1,504.00							
2022	2022-660001625	WAGGONER, DAVID &	13	176,281	1000	13,759	1,442.00							
2021	2021-660001625	WAGGONER, DAVID &	13	158,628	1000	13,329	1,352.00							
2020	2020-660001625	WAGGONER, DAVID &	13	157,266	1000	12,912	1,356.00							
2019	2019-660001625	BEST, GINA A	13	132,881	1000	12,506	1,312.00							
2018	2018-660001625	BEST, GINA A	13	138,811	1000	12,113	1,254.00							
2017	2017-660001625	BEST, GINA A	13	137,268	1000	11,731	1,197.00							
2016	2016-660001625	BEST, FRANKLIN D &	13	133,384	1000	11,360	1,211.00							
2015	2015-660001625	BEST, FRANKLIN D &	13	121,986	1000	10,164	1,065.00							
2014	2014-660001625	BEST, FRANKLIN D &	13	124,450	1000	9,839	1,001.00							
2013	2013-660001625	BEST, FRANKLIN D &	13	116,261	1000	9,523	953.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,714 / 1,714
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	97.63	Total Misc Impr	+ 16,714	Roofing Adj	+ 4.40	Garage Cost	+ 16,714
Subfloor Adj	+ 1.15	Total RCN	= 227,313	Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 56,828
Plumbing Adj	+ 8.22	Lump Sums	+ 4,824	Basement Adj	+ 0.00	RCNLD	= 175,309
Adj Base Cost	= 122.87	Lot Value	+ 175,309	Total Area	x 1,714	Indicated Value	= 175,309
Adjusted Cost	= 210,599	Value Per SqFt	102.28	Adjusted Cost	= 210,599	Value Per SqFt	102.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,309		
Lot Value			
Indicated Value	175,309	102.28	Per SqFt
Agland Value	2,562		
Site Improvements	37,980		
Total Value	215,851	125.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4409	52x6		312	23.23		7,248
PRCH	SLAB PORCH - COVERED	4410	185		185	23.62		4,370
WODO	WOOD DECK - OPEN	140619	316		316	16.07	5%	4,824
FPR1	Fireplace - Residential 1 Story		1		1	5,095.98		5,096



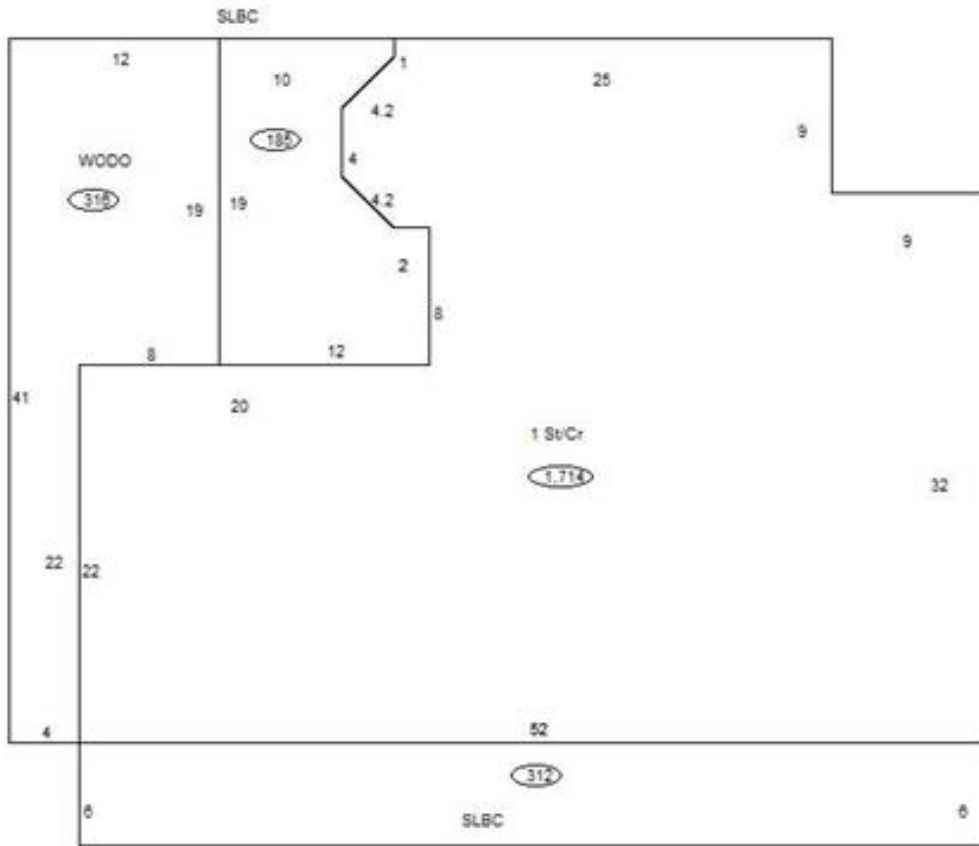
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,714	1.000	1,714
2	M	PRCH		10	SLBC	312	1.000	312
3	M	PRCH		10	SLBC	185	1.000	185
4	M	WODO		10	WODO	316	1.000	316
<b>Total Building Area</b>						<b>1,714</b>		<b>1,714</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	36x30x0			1,080
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b> Base Cost (36.17 x 1,080) 39,064		<b>Modifier Total</b>	<b>RCN</b> 39,064	<b>Depr (15% Phys/ % Func)</b> 5,860	<b>RCNLD</b> 33,204
	ESP	EQUIP SHD FARM (POLE)	16x30x0			480
	Qual	3	Cond 3	Year	Eff Age 1013	
	<b>Valuation Summary</b> Base Cost (9.95 x 480) 4,776		<b>Modifier Total</b>	<b>RCN</b> 4,776	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 4,776



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	12.000	92	92	1,102	1,102
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	19.230	36	36	692	692
<b>TMBR Totals</b>						31.230			1,794	1,794
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	4.000	192	192	768	768
<b>NTV PST Totals</b>						4.000			768	768
<b>Total Agland</b>						35.230			2,562	2,562