



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	660001936				No Image On File				
Parcel ID	20N15E-03-4-00000-000-0000								
Cadastral ID	03-20-15-02310								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	268680								
OPLOTNIK, GARY W & MICHAL M									
25515 S BRANDON TERR DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	.72 - Acres						
Sec/Twn/Rng	3 / 20 / 15 / 4								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24168616 -95.69486047									
TR IN N2 NE SE, BEG NW/C S 105' TO POB, S 175.64' N 85-59 E 177.78' N 15-00 E 126. 21', N 79-54 W 214.64' TO POB					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1116/517	YODER, VICTOR L	06/08/1998	115,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	1999	Land Value	19,299	15,708	11%	1,728	Assessed	1,728	179.94
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	19,299	15,708		1,728	Total Taxable	1,728	180.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001936	OPLOTNIK, GARY W & MICHAL M			4	18,010	0	1,646	172.00
2024	2024-660001936	OPLOTNIK, GARY W & MICHAL M			4	18,010	0	1,567	150.00
2023	2023-660001936	OPLOTNIK, GARY W & MICHAL M			4	16,200	0	1,493	141.00
2022	2022-660001936	OPLOTNIK, GARY W & MICHAL M			4	13,500	0	1,422	137.00
2021	2021-660001936	OPLOTNIK, GARY W & MICHAL M			4	13,500	0	1,354	127.00
2020	2020-660001936	OPLOTNIK, GARY W & MICHAL M			4	13,500	0	1,290	121.00
2019	2019-660001936	OPLOTNIK, GARY W & MICHAL M			4	13,500	0	1,228	117.00
2018	2018-660001936	OPLOTNIK, GARY W & MICHAL M			4	10,800	0	1,170	111.00
2017	2017-660001936	OPLOTNIK, GARY W & MICHAL M			4	10,800	0	1,114	106.00
2016	2016-660001936	OPLOTNIK, GARY W & MICHAL M			4	10,800	0	1,061	102.00
2015	2015-660001936	OPLOTNIK, GARY W & MICHAL M			4	10,800	0	1,011	97.00
2014	2014-660001936	OPLOTNIK, GARY W & MICHAL M			4	10,800	0	963	88.00
2013	2013-660001936	OPLOTNIK, GARY W & MICHAL M			4	10,800	0	917	86.00



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.6361							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	27,708.00 x .70 = 19,299							
Factor Value								
Adjustments	1.0000							
Lot Value	19,299							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	19,299			
Cost Approach		Manual : 01/2025		Indicated Value	19,299			
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	19,299 0.00 Total Value Per SqFt			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 19,299					
Total Area	x	Indicated Value	= 19,299					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value