



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660003663 <b>Parcel ID</b> 21N15E-05-1-00000-000-0000 <b>Cadastral ID</b> 05-21-15-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 274565 DEAN, CYNTHIA  TRUSTEE 5560 E 470 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 1 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\KW\Pictures\current\2014-07-07\033.JPG 7/7/2014</p>																																																	
<b>Legal Description</b> Lat/Long: 36.33191701 -95.72570059																																																						
W2 SE NE & SW 10 AC LOT 1					<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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1468/289	MCCALL, JAMES L & DONNA	04/16/2003	160,000	YES																																													
					909/160	MCCALL, JAMES L & DONNA	03/10/1993	35,000	Yes																																													
					804/213			30,000	No																																													
					851/247			0	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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2004</td> <td>Land Value 5,127</td> <td>5,127</td> <td>11%</td> <td>564</td> <td>Assessed</td> <td>674</td> <td>73.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 996</td> <td>996</td> <td> </td> <td>110</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 6,123</td> <td>6,123</td> <td> </td> <td>674</td> <td>Total Taxable</td> <td>674</td> <td>73.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2004	Land Value 5,127	5,127	11%	564	Assessed	674	73.15	Year Frozen	0	Improvements 996	996		110	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 6,123	6,123		674	Total Taxable	674	73.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003663	DEAN, CYNTHIA	7	8,263	0	909	99.00																																															
2024	2024-660003663	DEAN, CYNTHIA	7	8,263	0	909	100.00																																															
2023	2023-660003663	DEAN, CYNTHIA	7	8,263	0	909	98.00																																															
2022	2022-660003663	DEAN, CYNTHIA	7	8,263	0	909	102.00																																															
2021	2021-660003663	DEAN, CYNTHIA	7	8,324	0	915	102.00																																															
2020	2020-660003663	DEAN, CYNTHIA	7	8,304	0	913	101.00																																															
2019	2019-660003663	DEAN, CYNTHIA	7	8,243	0	906	101.00																																															
2018	2018-660003663	DEAN, CYNTHIA	7	8,307	0	900	97.00																																															
2017	2017-660003663	DEAN, CYNTHIA	7	8,263	0	873	94.00																																															
2016	2016-660003663	DEAN, CYNTHIA	7	8,263	0	848	92.00																																															
2015	2015-660003663	DEAN, CYNTHIA	7	8,243	0	823	90.00																																															
2014	2014-660003663	DEAN, CYNTHIA	7	7,270	0	800	88.00																																															
2013	2013-660003663	DEAN, CYNTHIA	7	7,270	0	800	86.00																																															



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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	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	5,127
Site Improvements	996
Total Value	6,123 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	10x12x0			120
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.26 x 120)		511	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>
						332
	LF	LOAFING SHED	10x24x0			240
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.26 x 240)		1,022	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>
						664



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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
SO	SOGN SOILS	TMBR	15			1.636	27	27	44	44
<b>TMBR Totals</b>						1.636			44	44
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			22.870	192	192	4,391	4,391
<b>NTV PST Totals</b>						22.870			4,391	4,391
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			5.493	126	126	692	692
<b>IMP PST Totals</b>						5.493			692	692
<b>Total Agland</b>						30.000			5,127	5,127