



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:31:55  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004904 <b>Parcel ID</b> 000000-00-0-00252-005-0001 <b>Cadastral ID</b> 06-20-16-04840 <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> 326923 DALE, JOHN EUGENE & SUSAN RENEE CALDWELL  25085 S OAK ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25085 S OAK ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0001 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.24788623 -95.64585245																																																																																																																									
<b>Legal Description</b> LOT 1 BLOCK 5 DIXIE ESTATES					<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>DALE, JOHN EUGENE</td> <td>02/22/2019</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>AGUILAR, OSCAR &amp; MICHELE</td> <td>02/19/2019</td> <td>148,000</td> <td>YES</td> </tr> <tr> <td>2439/944</td> <td>HIPP, D BRYAN-TRUSTEE</td> <td>11/21/2014</td> <td>140,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	DALE, JOHN EUGENE	02/22/2019	0	4	/	AGUILAR, OSCAR & MICHELE	02/19/2019	148,000	YES	2439/944	HIPP, D BRYAN-TRUSTEE	11/21/2014	140,000	YES																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	DALE, JOHN EUGENE	02/22/2019	0	4																																																																																																																					
/	AGUILAR, OSCAR & MICHELE	02/19/2019	148,000	YES																																																																																																																					
2439/944	HIPP, D BRYAN-TRUSTEE	11/21/2014	140,000	YES																																																																																																																					
<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>2020</td> <td>Land Value 72,037</td> <td>27,117</td> <td>11%</td> <td>2,983</td> <td>Assessed</td> <td>20,117</td> <td>2,094.82</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 165,017</td> <td>155,768</td> <td></td> <td>17,134</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 237,054</td> <td>182,885</td> <td></td> <td>20,117</td> <td>Total Taxable</td> <td>20,117</td> <td>2,095.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2020	Land Value 72,037	27,117	11%	2,983	Assessed	20,117	2,094.82	Year Frozen	2005	Improvements 165,017	155,768		17,134	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 237,054	182,885		20,117	Total Taxable	20,117	2,095.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2020	Land Value 72,037	27,117	11%	2,983	Assessed	20,117	2,094.82																																																																																																																	
Year Frozen	2005	Improvements 165,017	155,768		17,134	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 237,054	182,885		20,117	Total Taxable	20,117	2,095.00																																																																																																																	
<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>2025-660004904</td> <td>DALE, JOHN EUGENE &amp;</td> <td>80</td> <td>225,283</td> <td>0</td> <td>19,160</td> <td>1,995.00</td> </tr> <tr> <td>2024</td> <td>2024-660004904</td> <td>DALE, JOHN EUGENE &amp;</td> <td>80</td> <td>220,339</td> <td>0</td> <td>18,248</td> <td>1,749.00</td> </tr> <tr> <td>2023</td> <td>2023-660004904</td> <td>DALE, JOHN EUGENE &amp;</td> <td>80</td> <td>157,984</td> <td>0</td> <td>17,378</td> <td>1,640.00</td> </tr> <tr> <td>2022</td> <td>2022-660004904</td> <td>DALE, JOHN EUGENE &amp;</td> <td>80</td> <td>157,979</td> <td>0</td> <td>17,378</td> <td>1,670.00</td> </tr> <tr> <td>2021</td> <td>2021-660004904</td> <td>DALE, JOHN EUGENE &amp;</td> <td>80</td> <td>151,240</td> <td>0</td> <td>16,636</td> <td>1,557.00</td> </tr> <tr> <td>2020</td> <td>2020-660004904</td> <td>DALE, JOHN EUGENE &amp;</td> <td>80</td> <td>150,550</td> <td>0</td> <td>16,561</td> <td>1,554.00</td> </tr> <tr> <td>2019</td> <td>2019-660004904</td> <td>DALE, JOHN EUGENE &amp;</td> <td>80</td> <td>143,011</td> <td>1000</td> <td>14,731</td> <td>1,413.00</td> </tr> <tr> <td>2018</td> <td>2018-660004904</td> <td>AGUILAR, OSCAR &amp; MICHELE</td> <td>80</td> <td>149,274</td> <td>1000</td> <td>15,420</td> <td>1,480.00</td> </tr> <tr> <td>2017</td> <td>2017-660004904</td> <td>AGUILAR, OSCAR &amp; MICHELE</td> <td>80</td> <td>148,002</td> <td>1000</td> <td>15,280</td> <td>1,470.00</td> </tr> <tr> <td>2016</td> <td>2016-660004904</td> <td>AGUILAR, OSCAR &amp; MICHELE</td> <td>80</td> <td>144,125</td> <td>1000</td> <td>14,854</td> <td>1,433.00</td> </tr> <tr> <td>2015</td> <td>2015-660004904</td> <td>AGUILAR, OSCAR &amp; MICHELE</td> <td>80</td> <td>140,684</td> <td>1000</td> <td>14,475</td> <td>1,408.00</td> </tr> <tr> <td>2014</td> <td>2014-660004904</td> <td>HIPP, D BRYAN-TRUSTEE</td> <td>80</td> <td>148,417</td> <td>1000</td> <td>8,043</td> <td>745.00</td> </tr> <tr> <td>2013</td> <td>2013-660004904</td> <td>HIPP, AUDRA P &amp;</td> <td>80</td> <td>137,211</td> <td>1000</td> <td>8,043</td> <td>772.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660004904	DALE, JOHN EUGENE &	80	225,283	0	19,160	1,995.00	2024	2024-660004904	DALE, JOHN EUGENE &	80	220,339	0	18,248	1,749.00	2023	2023-660004904	DALE, JOHN EUGENE &	80	157,984	0	17,378	1,640.00	2022	2022-660004904	DALE, JOHN EUGENE &	80	157,979	0	17,378	1,670.00	2021	2021-660004904	DALE, JOHN EUGENE &	80	151,240	0	16,636	1,557.00	2020	2020-660004904	DALE, JOHN EUGENE &	80	150,550	0	16,561	1,554.00	2019	2019-660004904	DALE, JOHN EUGENE &	80	143,011	1000	14,731	1,413.00	2018	2018-660004904	AGUILAR, OSCAR & MICHELE	80	149,274	1000	15,420	1,480.00	2017	2017-660004904	AGUILAR, OSCAR & MICHELE	80	148,002	1000	15,280	1,470.00	2016	2016-660004904	AGUILAR, OSCAR & MICHELE	80	144,125	1000	14,854	1,433.00	2015	2015-660004904	AGUILAR, OSCAR & MICHELE	80	140,684	1000	14,475	1,408.00	2014	2014-660004904	HIPP, D BRYAN-TRUSTEE	80	148,417	1000	8,043	745.00	2013	2013-660004904	HIPP, AUDRA P &	80	137,211	1000	8,043	772.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660004904	DALE, JOHN EUGENE &	80	225,283	0	19,160	1,995.00																																																																																																																		
2024	2024-660004904	DALE, JOHN EUGENE &	80	220,339	0	18,248	1,749.00																																																																																																																		
2023	2023-660004904	DALE, JOHN EUGENE &	80	157,984	0	17,378	1,640.00																																																																																																																		
2022	2022-660004904	DALE, JOHN EUGENE &	80	157,979	0	17,378	1,670.00																																																																																																																		
2021	2021-660004904	DALE, JOHN EUGENE &	80	151,240	0	16,636	1,557.00																																																																																																																		
2020	2020-660004904	DALE, JOHN EUGENE &	80	150,550	0	16,561	1,554.00																																																																																																																		
2019	2019-660004904	DALE, JOHN EUGENE &	80	143,011	1000	14,731	1,413.00																																																																																																																		
2018	2018-660004904	AGUILAR, OSCAR & MICHELE	80	149,274	1000	15,420	1,480.00																																																																																																																		
2017	2017-660004904	AGUILAR, OSCAR & MICHELE	80	148,002	1000	15,280	1,470.00																																																																																																																		
2016	2016-660004904	AGUILAR, OSCAR & MICHELE	80	144,125	1000	14,854	1,433.00																																																																																																																		
2015	2015-660004904	AGUILAR, OSCAR & MICHELE	80	140,684	1000	14,475	1,408.00																																																																																																																		
2014	2014-660004904	HIPP, D BRYAN-TRUSTEE	80	148,417	1000	8,043	745.00																																																																																																																		
2013	2013-660004904	HIPP, AUDRA P &	80	137,211	1000	8,043	772.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:31:55  
 Page 2

Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0187	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,377.00 x 1.62 = 72,037	
Factor Value		
Adjustments	1.0000	
Lot Value	72,037	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	2,116 / 2,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	2,116
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 41

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/29/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,466	106.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	159,690		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.90	Total Misc Impr	+	2,034			
Roofing Adj	+ 4.63	Garage Cost	+	20,159			
Subfloor Adj	+ -2.19	Total RCN	=	275,669			
Heat/Cool Adj	+ 12.64	Depreciation ( 47%)	-	129,564			
Plumbing Adj	+ 4.81	Lump Sums	+	13,876			
Basement Adj	+ 0.00	RCNLD	=	159,981			
Adj Base Cost	= 119.79	Lot Value	+	72,037			
Total Area	x 2,116	Indicated Value	=	232,018			
Adjusted Cost	= 253,476	Value Per SqFt		109.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,981		
Lot Value	72,037		
Indicated Value	232,018	109.65	Per SqFt
Agland Value			
Site Improvements	5,036		
Total Value	237,054	112.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12391	4x3		12	26.89		323
PRCH	SLAB PORCH - COVERED	12392	16x4		64	26.73		1,711
WODC	Wood Deck - Covered	152196	26x20		520	29.65	10%	13,876



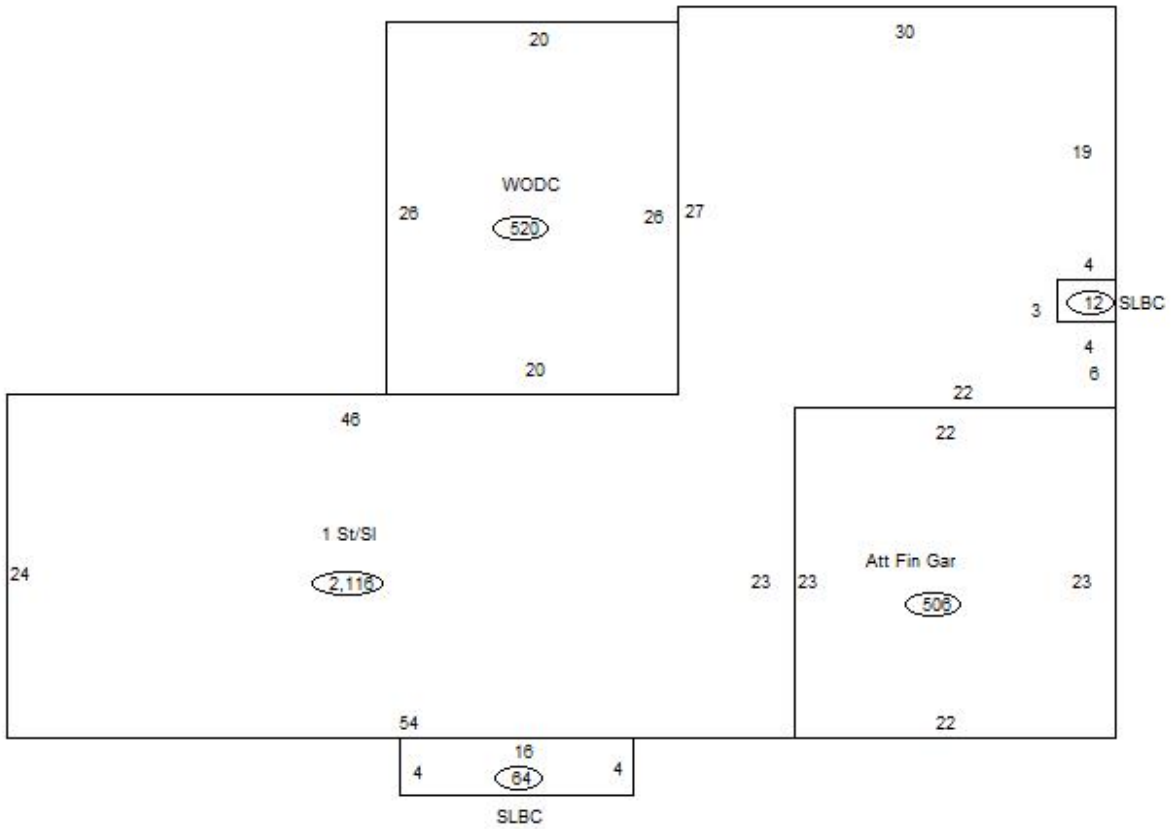
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:31:55  
 Page 3

Sketch Image

660004904



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,116	1.000	2,116
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PRCH		13	SLBC	64	1.000	64
5	M	WODC		13	WODC	520	1.000	520
<b>Total Building Area</b>						2,116		2,116



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:31:55  
Page 4

660004904

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x6	Plank	Composition Shingle	96
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.79 x 96)	2,668		2,668	1,227	1,441

	SHDS	Shed - Small	12x28x8	Concrete	Formed Metal	336
	<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 2000	<b>Eff Age</b> 16	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.29 x 336)	7,489		7,489	3,894	3,595