



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	660010356								
Parcel ID	20N15E-10-1-00000-000-0000								
Cadastral ID	10-20-15-00400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	319713								
WHORTON, JOHN ALVIN & ETHELYN JANE									
26377 S HWY 66 CLAREMORE OK 74019-0000									
Parcel Location									
Situs	26377 S HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	227.48 - Acres						
Sec/Twn/Rng	10 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23228923 -95.69158887									
Building Permits									
ALL TH PT E2 SEC, LYING S & E HWY 66 LESS CITY OF TULSA 278 527 & STATE 295-272									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2584/560	WHORTON, JOHN A	10/13/2016	0	4
					2149/477	WHORTON, F A	03/18/2010	0	4
Parcel Valuation					Sale History				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	37,768	37,768	11%	4,154	Assessed	14,405	1,500.02
Year Frozen	0	Improvements	96,901	93,192		10,251	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	134,669	130,960		14,405	Total Taxable	13,405	1,413.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660010356	WHORTON, JOHN ALVIN &			4	127,146	1000	12,986	1,369.00
2024	2024-660010356	WHORTON, JOHN ALVIN &			4	124,483	1000	12,653	1,223.00
2023	2023-660010356	WHORTON, JOHN ALVIN &			4	120,496	1000	12,255	1,168.00
2022	2022-660010356	WHORTON, JOHN ALVIN &			4	120,496	1000	12,255	1,189.00
2021	2021-660010356	WHORTON, JOHN ALVIN &			4	120,750	1000	12,282	1,160.00
2020	2020-660010356	WHORTON, JOHN ALVIN &			4	121,799	1000	12,334	1,167.00
2019	2019-660010356	WHORTON, JOHN ALVIN &			4	117,692	0	12,946	1,233.00
2018	2018-660010356	WHORTON, JOHN ALVIN &			4	123,199	0	13,552	1,292.00
2017	2017-660010356	WHORTON, JOHN ALVIN &			4	122,372	0	13,226	1,263.00
2016	2016-660010356	WHORTON, JOHN A			4	120,308	0	12,841	1,230.00
2015	2015-660010356	WHORTON, JOHN A			4	118,738	0	12,466	1,203.00
2014	2014-660010356	WHORTON, JOHN A			4	120,495	0	12,104	1,106.00
2013	2013-660010356	WHORTON, JOHN A			4	106,828	0	11,751	1,113.00



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY FLOOD ZONE
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1952 / 56

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	83.49	Total Misc Impr	+ 12,177				
Roofing Adj	+ 3.79	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	= 176,599				
Heat/Cool Adj	+ 0.76	Depreciation (64%)	- 113,023				
Plumbing Adj	+ 7.52	Lump Sums	+ 8,467				
Basement Adj	+ 0.00	RCNLD	= 72,043				
Adj Base Cost	= 97.87	Lot Value	+				
Total Area	x 1,680	Indicated Value	= 72,043				
Adjusted Cost	= 164,422	Value Per SqFt	42.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,043		
Lot Value			
Indicated Value	72,043	42.88	Per SqFt
Agland Value	37,768		
Site Improvements	24,858		
Total Value	198,245	118.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
@N18.9	BASEMENT MIN FIN	0	896		896	18.90	50%	8,467
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	4,576.55		4,577
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	24068	28x4		112	20.94		2,345
PRCH	SLAB PORCH - COVERED	24069	8x4		32	21.19		678



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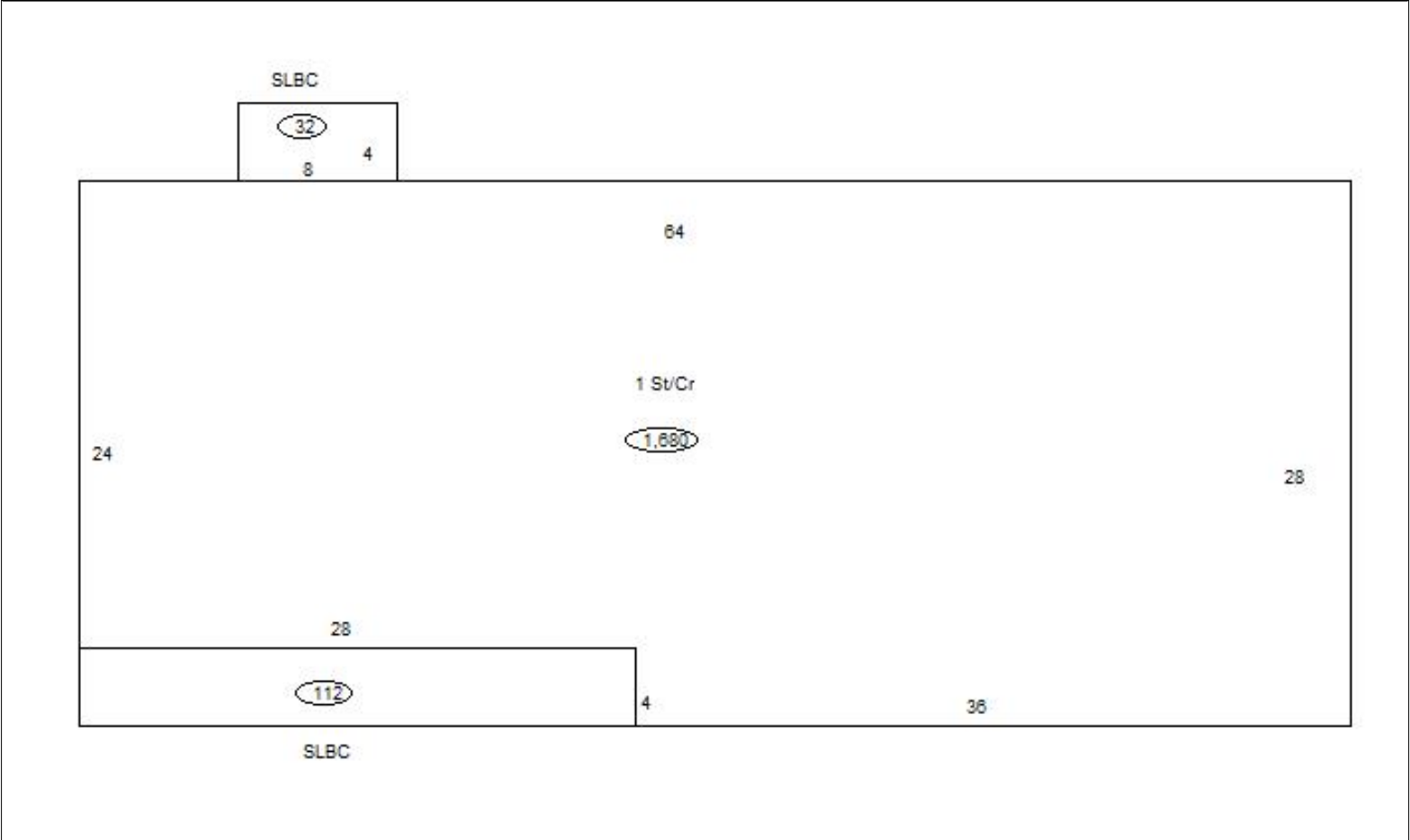
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Sketch Image

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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	1,680	1.000	1,680
2	M	PRCH		10	SLBC	112	1.000	112
3	M	PRCH		10	SLBC	32	1.000	32
Total Building Area						1,680		1,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x20x8	Concrete	Glass	400
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (33.54 x 400) 13,416		Modifier Total	RCN 13,416	Depr (9% Phys/ % Func) 1,207	RCNLD 12,209
	BNGP	Barn - General Purpose	60x20x10	Dirt	Formed Metal	1,200
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary Base Cost (21.96 x 1,200) 26,352		Modifier Total	RCN 26,352	Depr (52% Phys/ % Func) 13,703	RCNLD 12,649



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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	NTV PST	51			5.020	122	122	614	614
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			34.004	192	192	6,529	6,529
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			23.910	166	166	3,959	3,959
OS	OSAGE CLAY	TMBR	58			39.605	104	104	4,135	4,135
OS	OSAGE CLAY	NTV PST	58			3.522	139	139	490	490
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			3.246	110	110	356	356
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			13.508	146	146	1,978	1,978
VE	VERDIGRIS CLAY LOAM	TMBR	90			53.720	162	162	8,703	8,703
VE	VERDIGRIS CLAY LOAM	NTV PST	90			50.945	216	216	11,004	11,004
NTV PST Totals						227.480			37,768	37,768
Total Agland						227.480			37,768	37,768