



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	660011423								
Parcel ID	20N15E-11-3-00000-000-0000								
Cadastral ID	11-20-15-00300								
Property Type	REAL - Real Property								
Property Class	SCH	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	259659								
INDEPENDENT SCHOOL DISTRICT #8									
26501 S 4110 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	26501 S 4110 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	11 / 20 / 15 / 3								
Neighborhood	5558 -								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.22499166 -95.68843298									
S2 NW SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
08-10	R9-COMM ENLAREMENT OF EXISTINC	03/2008	09/2009	1,100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1095/428	CONKWRIGHT, FRANK C	01/16/1998	60,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	1999	Land Value	4,480	0	11%	0	Assessed	0 0.00	
Year Frozen	0	Improvements	25,746,644	0	0	0	Penalty	0 0.00	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00	
TIF Project ID	0	Total Value	25,751,124	0	0	0	Total Taxable	0 0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011423	INDEPENDENT SCHOOL DISTRICT #8	80	4,480	0		.00		
2024	2024-660011423	INDEPENDENT SCHOOL DISTRICT #8	80	4,480	0		.00		
2023	2023-660011423	INDEPENDENT SCHOOL DISTRICT #8	80	4,480	0		.00		
2022	2022-660011423	INDEPENDENT SCHOOL DISTRICT #8	80	4,480	0		.00		
2021	2021-660011423	INDEPENDENT SCHOOL DISTRICT #8	80	4,480	0		.00		
2020	2020-660011423	INDEPENDENT SCHOOL DISTRICT #8	80	4,480	0		.00		
2019	2019-660011423	INDEPENDENT SCHOOL DISTRICT #8	80	4,480	0		.00		
2018	2018-660011423	SCHOOL PROPERTY VERDIGRIS	80	4,480	0		.00		
2017	2017-660011423	SCHOOL PROPERTY VERDIGRIS	80	4,480	0		.00		
2016	2016-660011423	SCHOOL PROPERTY VERDIGRIS	80	4,480	0		.00		
2015	2015-660011423	SCHOOL PROPERTY VERDIGRIS	80	4,480	0		.00		
2014	2014-660011423	SCHOOL PROPERTY VERDIGRIS	80	4,480	0		.00		
2013	2013-660011423	SCHOOL PROPERTY VERDIGRIS	80	4,480	0		.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								
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model				
Year/Eff Age	/			Adjustment Model				
Cost Approach				Comparables				
Manual : 01/2025				Indicated Value				
Base Cost	0.00	Total Misc Impr	+ 0	Value Reconciliation				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Selected Approach	Cost Approach			
Subfloor Adj	+ 0.00	Total RCN	= 0	Improvements				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Lot Value				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Indicated Value	0.00 Per SqFt			
Basement Adj	+ 0.00	RCNLD	= 0	Agland Value	4,480			
Adj Base Cost	= 0.00	Lot Value	+ 0	Site Improvements				
Total Area	x	Indicated Value	= 0	Total Value	4,480 0.00 Total Value Per SqFt			
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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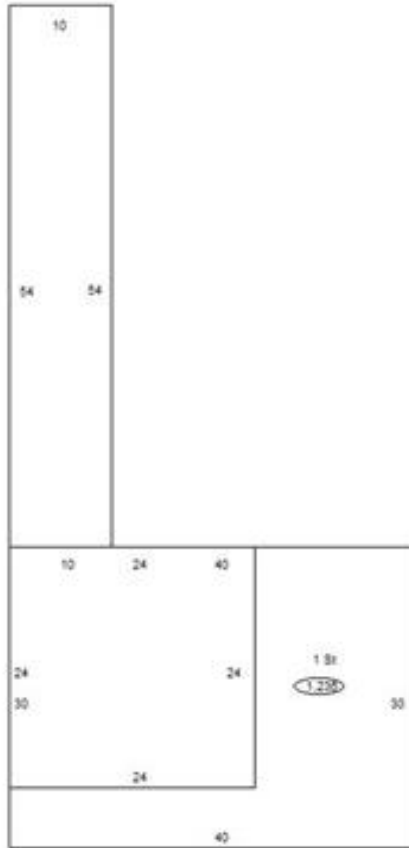
Date 04/16/2026

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Sketch Image

660011423



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		13	1 St	1,236	1.000	1,236
Total Building Area						1,236		1,236



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	
Cost Approach Manual Date 01/2025 Total Building Area 136,849 Total Base Value 29,988,447 Modifier Value Misc Improvements 18,399 Replacement Cost New 30,006,846 Phys/Func Depreciation Loss () RCN Less Phys/Func 25,710,120 Economic Depreciation RCNLD (All Sources) 25,710,120 Depreciated Improvements Outbuilding Value 36,524 Total Improvement Value 25,746,644 Land Value Cost Approach Value 25,746,644 188.14/SqFt	
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	
	Value Reconciliation Selected Valuation Method Cost Approach Total Improvement Value 36,524 Land Value Total Appraised Value 25,746,644 188.14/SqFt



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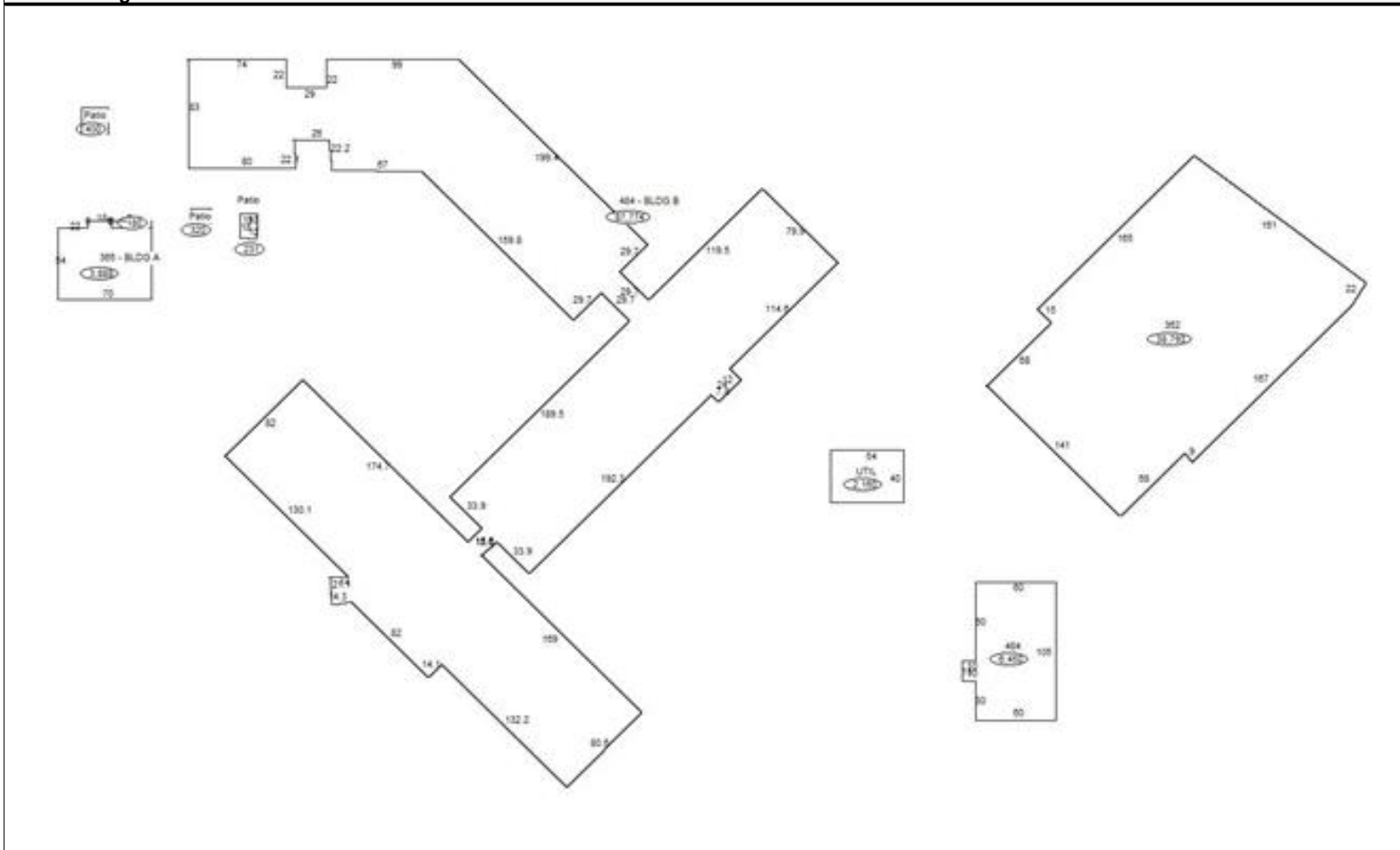
Date 04/16/2026

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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	C	484		77	484 - BLDG B	87,774	1.000	87,774
2	C	365		77	365 - BLDG A	3,888	1.000	3,888
3	M	PATC		77	Patio	180	1.000	180
4	C	484		77	484	6,450	1.000	6,450
5	C	362		77	362	38,793	1.000	38,793
6	M	PATC		77	Patio	320	1.000	320
7	M	PATC		77	Patio	231	1.000	231
8	M	PATC		77	Patio	400	1.000	400
9	O	UTIL		77	UTIL	2,160	1.000	2,160
Total Building Area						136,905		136,905



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Account 660011423
Parcel ID 20N15E-11-3-00000-000-0000
Cadastral ID 11-20-15-00300

Tax Area Code 80
Property Class SCH
Owners Name INDEPENDENT SCHOOL DISTRICT #8

Building Data

Building ID 5272
Building Sequence 2
Occupancy 1 362 Multi-Purpose Bldg (School) 100%
Occupancy 2
Occupancy 3
Total Floor Area 38,737
Average Perimeter 816
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1998
Effective Age 11
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
Roof Type
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 120.82
Wall Cost 13.27
HVAC Cost 56.25
Basement Cost 0.00
Total Base Cost 190.34
Total Area 38,737
Base RCN 7,373,201
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 7,373,201
Physical Depreciation 17%
Functional Depreciation
Total Depreciation 17% (1,253,444)
Total RCNLD 6,119,757
Lump Sums
Total Building Value 6,119,757 \$ 157.98 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Stud Brick Veneer	Area/Percent	40%		250,861
Total Modifier Value					250,861



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Account 660011423
Parcel ID 20N15E-11-3-00000-000-0000
Cadastral ID 11-20-15-00300

Tax Area Code 80
Property Class SCH
Owners Name INDEPENDENT SCHOOL DISTRICT #8

Building Data

Building ID 5270
Building Sequence 4
Occupancy 1 484 High School (Entire) 100%
Occupancy 2
Occupancy 3
Total Floor Area 87,774
Average Perimeter 2,777
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1998
Effective Age 11
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 10 - Complete HVAC
Roof Type Hip
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 161.20
Wall Cost 24.32
HVAC Cost 49.35
Basement Cost 0.00
Total Base Cost 234.87
Total Area 87,774
Base RCN 20,615,479
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 20,615,479
Physical Depreciation 13%
Functional Depreciation
Total Depreciation 13% (2,680,012)
Total RCNLD 17,935,467
Lump Sums
Total Building Value 17,935,467 \$ 204.34 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	54x40x8	Concrete	Formed Metal	2,160
	Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (26.84 x 2,160)		57,974	21,450	36,524
Total Site Improvement Value				36,524



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	20.000	224	224	4,480	4,480
IMP PST Totals						20.000			4,480	4,480
Total Agland						20.000			4,480	4,480