



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	660011434								
Parcel ID	20N15E-11-2-00000-000-0000								
Cadastral ID	11-20-15-01500								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	271730								
1ST BANK OKLAHOMA									
PO BOX 888 CLAREMORE OK 74018-0000									
Parcel Location									
Situs	26205 S 4110 RD								
Subdivision									
Lot/Block	/	Parcel Size 2.182 - Acres							
Sec/Twn/Rng	11 / 20 / 15 / 2								
Neighborhood	5001 - TASC 2016								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23305400 -95.69022591									
BEG: AT NW/C NW NW; SLY ALG WLY/L THEREOF FOR 609.59' TO POB; ELY ALG A DEFLECTION ANGLE TO LEFT 90-00-00 16.50' TO A PT ON THE SELY ROW/L HY 66; NELY ALG SD ROW/L & ALG A DEFLECTION ANGLE TO LEFT OF 50-50-13 FOR 102.73' NELY ALG SD ROW/L & ALG A DEFLECT									
Building Permits									
Number	Description	Opened	Closed	Amount					
R10	REVAL	07/2009	03/2010						
6211	TEMP OFFICE SPACE	01/1999	12/1999						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1213/373	PERKINS, DAVID L 50% INT &	02/14/2000	3,500	No					
1180/676	SPACECONTROL LTD	07/07/1999	75,000	No					
883/619	FIRST BANK OF CATOOSA	06/05/1992	2,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2009	Land Value	76,952	76,952	11%	8,465	Assessed	53,263	
Year Frozen	0	Improvements	706,061	407,248		44,798	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	783,013	484,200		53,263	Total Taxable	53,263	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011434	1ST BANK OKLAHOMA	80	804,198	0	50,726	5,282.00		
2024	2024-660011434	1ST BANK OKLAHOMA	80	439,184	0	48,310	4,631.00		
2023	2023-660011434	1ST BANK OKLAHOMA	80	701,905	0	77,210	7,288.00		
2022	2022-660011434	1ST BANK OKLAHOMA	80	699,778	0	76,976	7,398.00		
2021	2021-660011434	1ST BANK OKLAHOMA	80	861,371	0	92,893	8,694.00		
2020	2020-660011434	1ST BANK OKLAHOMA	80	861,371	0	88,470	8,296.00		
2019	2019-660011434	1ST BANK OKLAHOMA	80	861,371	0	84,257	8,026.00		
2018	2018-660011434	1ST BANK OKLAHOMA	80	837,048	0	80,244	7,648.00		
2017	2017-660011434	1ST BANK OKLAHOMA	80	837,048	0	76,423	7,301.00		
2016	2016-660011434	1ST BANK OKLAHOMA	80	837,048	0	72,784	6,975.00		
2015	2015-660011434	1ST BANK OKLAHOMA	80	825,212	0	69,318	6,694.00		
2014	2014-660011434	1ST BANK OKLAHOMA	80	825,212	0	66,018	6,033.00		
2013	2013-660011434	1ST BANK OKLAHOMA	80	571,581	0	62,874	5,953.00		



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	2.18			
Non-Ag Acres	2.047			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	89,184.00 x .86 =			76,952
Factor Value	0			
Adjustments				
Lot Value	76,952			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1103559	
Total Building Area	3,306	Image Date	10/15/2025	
Total Base Value	765,306	Name	002.JPG	
Modifier Value		Description	660011434_002.JPG	
Misc Improvements	52,877			
Replacement Cost New	818,183			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	564,546			
Economic Depreciation				
RCNLD (All Sources)	564,546			
Depreciated Improvements				
Outbuilding Value	141,515			
Total Improvement Value	706,061			
Land Value	76,952			
Cost Approach Value	783,013	236.85/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	141,515	
Miscellaneous Income		Land Value	76,952	
Effective Gross Income (EGI)		Total Appraised Value	783,013	
Total Expenses			236.85/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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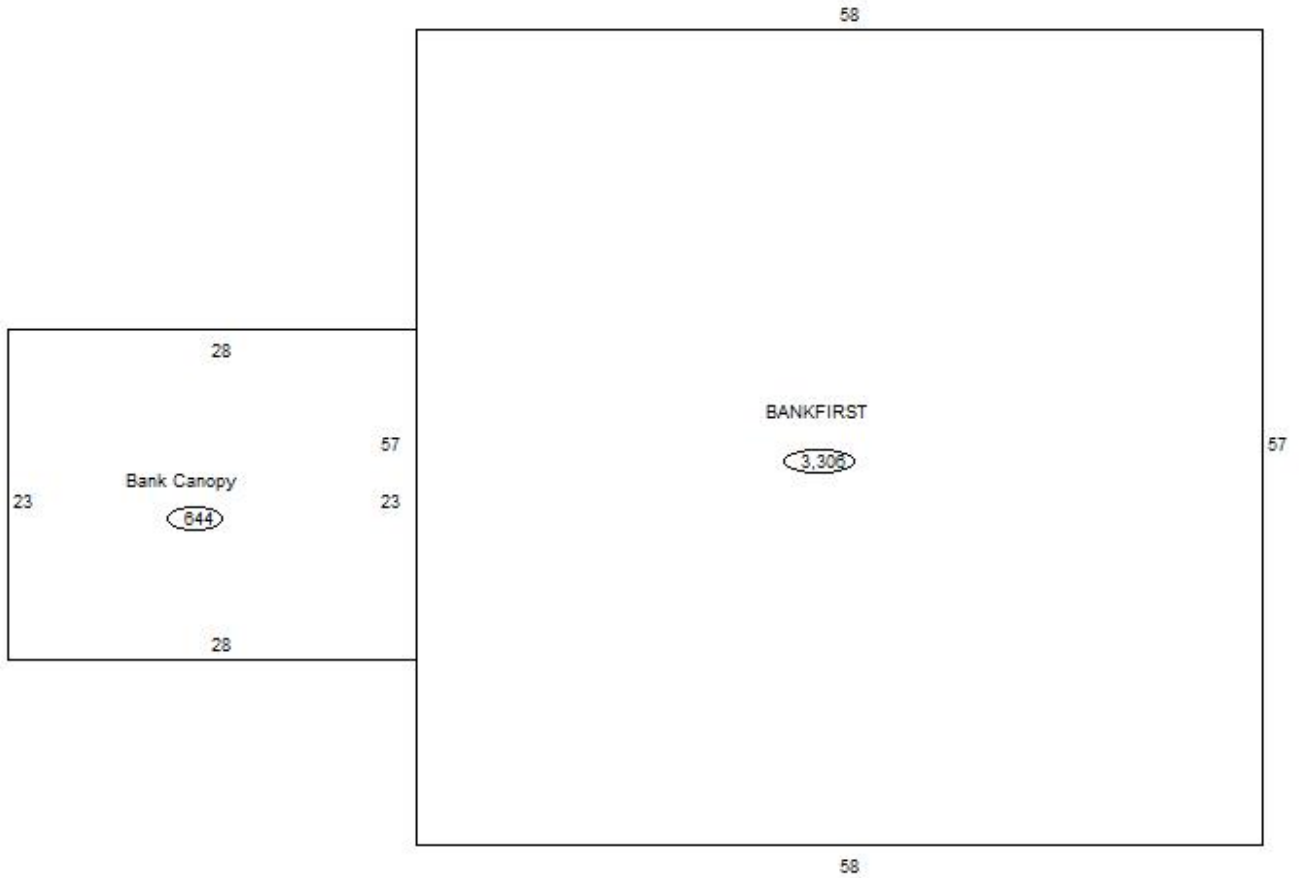
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	304		13	BANKFIRST	3,306	1.000	3,306
2	M	BKC		13	Bank Canopy	644	1.000	644
Total Building Area						3,306		3,306



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Account 660011434
Parcel ID 20N15E-11-2-00000-000-0000
Cadastral ID 11-20-15-01500

Tax Area Code 80
Property Class UC
Owners Name 1ST BANK OKLAHOMA

Building Data

Building ID 2560
Building Sequence 1
Occupancy 1 304 Bank 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,306
Average Perimeter 230
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 1985
Effective Age 24
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 2.5 - Fair
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Concrete

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

Building Image



Image Information

Image Name 11192008 093.jpg
Image Date 11/5/2012
Image Name 11192008 093.jpg
Description \\tsclient\C\casio pics\11192008 093.jpg

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 136.28
Wall Cost 81.51
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 231.49
Total Area 3,306
Base RCN 765,306
Misc Impr Value 52,877

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 818,183
Physical Depreciation 31%
Functional Depreciation
Total Depreciation 31% (253,637)
Total RCNLD 564,546
Lump Sums
Total Building Value 564,546 \$ 170.76 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
DWB	DRV UP WINDOW, BANK	2006	2	2	13,275.00		26,550
BKC	Bank Canopy, Drv In		28x23	644	40.88		26,327
Total Misc Improvement							52,877



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		22,319
	Qual 5	Cond 5	Year 2020	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.80 x 22,319)			84,812	13,570		71,242
	PACN	PAVING - CONCRETE	0x0x0	Concrete		25,345
	Qual 4	Cond 4	Year 2000	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.54 x 25,345)			140,411	80,034		60,377
	EXLT	Exterior Lighting	0x0x0			9
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1,293.60 x 9)			11,642	1,746		9,896
Total Site Improvement Value						141,515