



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:01:01
 Page 1

Assessment Data				Primary Image						
Account	660011481									
Parcel ID	000000-00-0-00870-002-0008									
Cadastral ID	11-20-15-01990									
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	08204 E 540 RD									
Subdivision	VERDIGRIS VALLEY VIEW 1ST									
Lot/Block	0008 / 0002	Parcel Size	8 - Lots							
Sec/Twn/Rng	11 / 20 / 15 / 5									
Neighborhood	5558 -									
School District	S008 - VERDIGRIS SCHOOLS									
Legal Description Lat/Long: 36.23436859 -95.68378762				660011481_001.JPG 10/15/2025						
LOTS 1 - 8 BLOCK 2 VERDIGRIS VALLEY VIEW 1				Building Permits						
				Number	Description	Opened	Closed	Amount		
				9257	R6 FOR CONCESSION STAND	03/2005	12/2005			
				8282	R5 FOR IMPROVEMENTS	10/2003	12/2005	1,061,800		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	486	0	11%	0	Assessed	0	0.00	
Year Frozen	0	Improvements	5,316,582	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	5,317,068	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	2025-660011481	INDEPENDENT SCHOOL DISTRICT #8			80	486	0		.00	
2024	2024-660011481	INDEPENDENT SCHOOL DISTRICT #8			80	2	0		.00	
2023	2023-660011481	INDEPENDENT SCHOOL DISTRICT #8			80	160,000	0		.00	
2022	2022-660011481	INDEPENDENT SCHOOL DISTRICT #8			80	160,000	0		.00	
2021	2021-660011481	INDEPENDENT SCHOOL DISTRICT #8			80	160,000	0		.00	
2020	2020-660011481	INDEPENDENT SCHOOL DISTRICT #8			80	160,000	0		.00	
2019	2019-660011481	INDEPENDENT SCHOOL DISTRICT #8			80	160,000	0		.00	
2018	2018-660011481	SCHOOL PROPERTY VERDIGRIS			80	160,000	0		.00	
2017	2017-660011481	SCHOOL PROPERTY VERDIGRIS			80	160,000	0		.00	
2016	2016-660011481	SCHOOL PROPERTY VERDIGRIS			80	160,000	0		.00	
2015	2015-660011481	SCHOOL PROPERTY VERDIGRIS			80	160,000	0		.00	
2014	2014-660011481	SCHOOL PROPERTY VERDIGRIS			80	160,000	0		.00	
2013	2013-660011481	SCHOOL PROPERTY VERDIGRIS			80	160,000	0		.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:01:01
 Page 2

Lot Data		Square-Foot - NBHD 1116 #1		Primary Image																																											
Lot Size																																															
Lot Count																																															
Units Buildable																																															
Non-Ag Acres	0																																														
Topography																																															
Street Access																																															
Utilities																																															
Amenities		0																																													
		0																																													
Method	Square-Foot																																														
Base Lot Value				<table border="1"> <thead> <tr> <th colspan="2">GRM Approach</th> </tr> </thead> <tbody> <tr> <td>GRM Code</td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Multiple Regression</th> </tr> </thead> <tbody> <tr> <td>MRA Code</td> <td></td> </tr> <tr> <td>Adjusted R</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Direct Comparables</th> </tr> </thead> <tbody> <tr> <td>Selection Model</td> <td></td> </tr> <tr> <td>Adjustment Model</td> <td></td> </tr> <tr> <td>Comparables</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Value Reconciliation</th> </tr> </thead> <tbody> <tr> <td>Selected Approach</td> <td>Cost Approach</td> </tr> <tr> <td>Improvements</td> <td></td> </tr> <tr> <td>Lot Value</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>0.00 Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td>486</td> </tr> <tr> <td>Site Improvements</td> <td></td> </tr> <tr> <td>Total Value</td> <td>486 0.00 Total Value Per SqFt</td> </tr> </tbody> </table>		GRM Approach		GRM Code		Gross Rent	0.00	Indicated Value		Multiple Regression		MRA Code		Adjusted R		Indicated Value		Direct Comparables		Selection Model		Adjustment Model		Comparables		Indicated Value		Value Reconciliation		Selected Approach	Cost Approach	Improvements		Lot Value		Indicated Value	0.00 Per SqFt	Agland Value	486	Site Improvements		Total Value	486 0.00 Total Value Per SqFt
GRM Approach																																															
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Total Value	486 0.00 Total Value Per SqFt																																														
Factor Value																																															
Adjustments	1.0000																																														
Lot Value																																															
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	/																																														
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																																												
Miscellaneous Improvements																																															
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:01:01
 Page 3

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		Image Information	
Manual Date	01/2025	Image ID	1103731
Total Building Area	62,895	Image Date	10/15/2025
Total Base Value	11,904,571	Name	001.JPG
Modifier Value		Description	660011481_001.JPG
Misc Improvements			
Replacement Cost New	11,904,571		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	5,096,771		
Economic Depreciation			
RCNLD (All Sources)	5,096,771		
Depreciated Improvements			
Outbuilding Value	219,811		
Total Improvement Value	5,316,582		
Land Value			
Cost Approach Value	5,316,582	84.53/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	219,811
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	5,316,582 84.53/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

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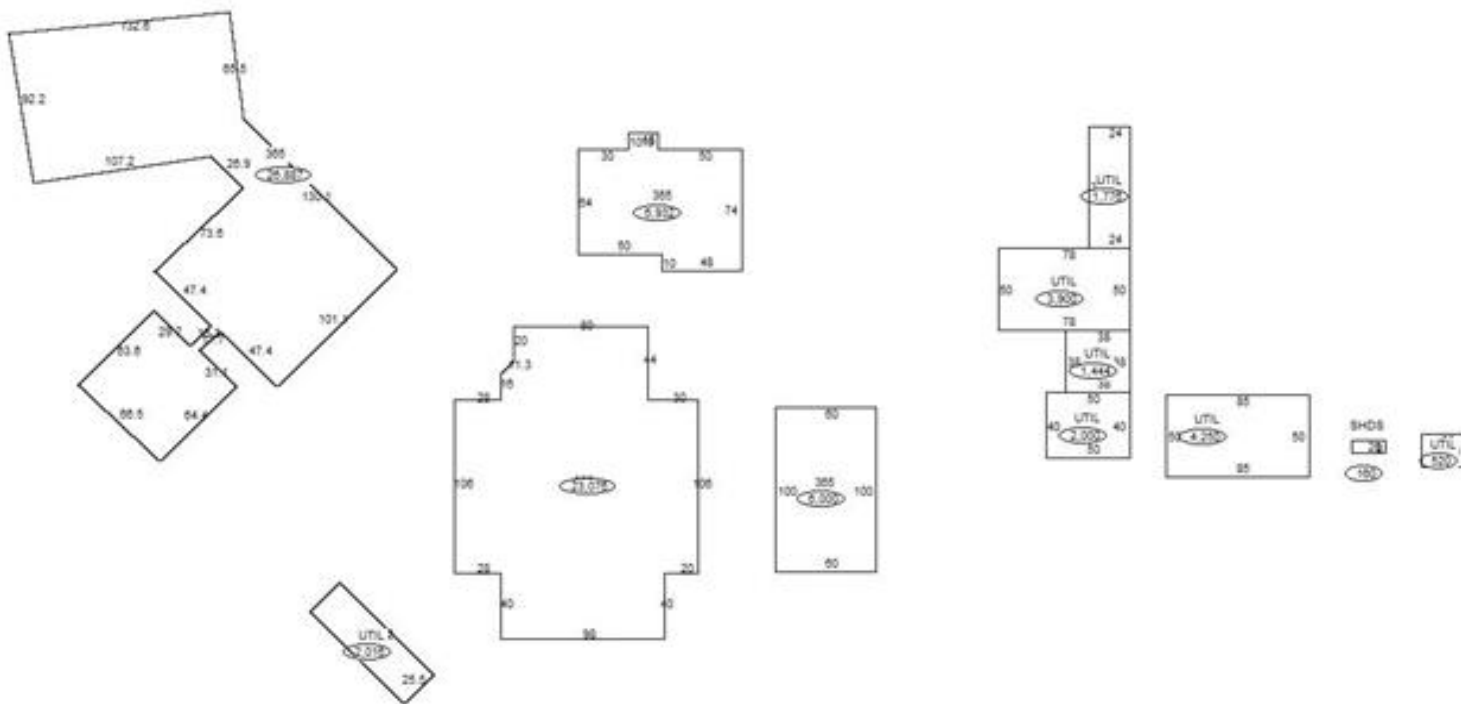
Date 04/17/2026

Time 13:01:01

Page 4

Sketch Image

660011481



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		77	UTIL	1,444	1.000	1,444
2	O	UTIL		77	UTIL	2,000	1.000	2,000
3	C	365		77	365	26,887	1.000	26,887
4	O	UTIL		77	UTIL	1,776	1.000	1,776
5	O	UTIL		77	UTIL	3,900	1.000	3,900
6	C	365		77	365	23,076	1.000	23,076
7	C	365		77	365	6,932	1.000	6,932
8	C	365		77	365	6,000	1.000	6,000
9	O	UTIL		77	UTIL	2,016	1.000	2,016
10	O	UTIL		77	UTIL	4,250	1.000	4,250
11	O	SHDS		77	SHDS	160	1.000	160
12	O	UTIL		77	UTIL	520	1.000	520
Total Building Area						62,895		62,895



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:01:01
Page 5

Account 660011481
Parcel ID 000000-00-0-00870-002-0008
Cadastral ID 11-20-15-01990

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

Building Data

Building ID 5162
Building Sequence 1
Occupancy 1 365 Elementary School (Entire) 100%
Occupancy 2
Occupancy 3
Total Floor Area 26,887
Average Perimeter 1,113
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1965
Effective Age 31
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 10 - Complete HVAC
Roof Type Flat
Roof Cover

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 126.98
Wall Cost 24.06
HVAC Cost 39.58
Basement Cost 0.00
Total Base Cost 190.62
Total Area 26,887
Base RCN 5,125,200
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 5,125,200
Physical Depreciation 60%
Functional Depreciation
Total Depreciation 60% (3,075,120)
Total RCNLD 2,050,080
Lump Sums
Total Building Value 2,050,080 \$ 76.25 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:01:01
 Page 6

Account 660011481
 Parcel ID 000000-00-0-00870-002-0008
 Cadastral ID 11-20-15-01990

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

Building Data

Building ID 5163
 Building Sequence 2
 Occupancy 1 365 Elementary School (Entire) 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 23,076
 Average Perimeter 667
 Number Of Storys 1.00
 Average Wall Ht 12.00
 Year Built 1965
 Effective Age 31
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 82 - Stud Brick Veneer
 Heating/Cooling 10 - Complete HVAC
 Roof Type Flat
 Roof Cover

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 125.88
 Wall Cost 16.80
 HVAC Cost 39.58
 Basement Cost 0.00
 Total Base Cost 182.26
 Total Area 23,076
 Base RCN 4,205,832
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 4,205,832
 Physical Depreciation 60%
 Functional Depreciation
 Total Depreciation 60% (2,523,499)
 Total RCNLD 1,682,333
 Lump Sums
 Total Building Value 1,682,333 \$ 72.90 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:01:01
Page 7

Account 660011481
Parcel ID 000000-00-0-00870-002-0008
Cadastral ID 11-20-15-01990

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

Building Data

Building ID 5164
Building Sequence 3
Occupancy 1 365 Elementary School (Entire) 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,932
Average Perimeter 364
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1965
Effective Age 31
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 10 - Complete HVAC
Roof Type Gable
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 128.59
Wall Cost 30.52
HVAC Cost 39.58
Basement Cost 0.00
Total Base Cost 198.69
Total Area 6,932
Base RCN 1,377,319
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,377,319
Physical Depreciation 60%
Functional Depreciation
Total Depreciation 60% (826,391)
Total RCNLD 550,928
Lump Sums
Total Building Value 550,928 \$ 79.48 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:01:01
Page 8

Account 660011481
Parcel ID 000000-00-0-00870-002-0008
Cadastral ID 11-20-15-01990

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

Building Data

Building ID 5165
Building Sequence 4
Occupancy 1 365 Elementary School (Entire) 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,000
Average Perimeter 320
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1985
Effective Age 21
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 10 - Complete HVAC
Roof Type Shed
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 128.79
Wall Cost 31.00
HVAC Cost 39.58
Basement Cost 0.00
Total Base Cost 199.37
Total Area 6,000
Base RCN 1,196,220
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,196,220
Physical Depreciation 32%
Functional Depreciation
Total Depreciation 32% (382,790)
Total RCNLD 813,430
Lump Sums
Total Building Value 813,430 \$ 135.57 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 13:01:01

Page 9

660011481

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small	20x8x8	Plank	Composition Shingle	160	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (24.52 x 160)			3,923	1,805	2,118	
UTIL	Utility Building	80x26x10	Concrete	Formed Metal	1,444	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (30.33 x 1,444)			43,797	21,461	22,336	
UTIL	Utility Building	80x26x10	Concrete	Formed Metal	2,000	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (28.03 x 2,000)			56,060	27,469	28,591	
UTIL	Utility Building	80x26x10	Concrete	Formed Metal	1,776	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (28.92 x 1,776)			51,362	25,167	26,195	
UTIL	Utility Building	80x26x10	Concrete	Formed Metal	3,900	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (24.75 x 3,900)			96,525	47,297	49,228	
UTIL	Utility Building	80x26x10	Concrete	Formed Metal	2,016	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (27.98 x 2,016)			56,408	27,640	28,768	
UTIL	Utility Building	80x26x10	Concrete	Formed Metal	4,250	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (24.45 x 4,250)			103,913	50,917	52,996	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:01:01
Page 10

UTIL	Utility Building	26x20x10	Concrete	Formed Metal	520
Qual	3	Cond	3	Year	2000
		Eff Age	20		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (36.12 x 520)		18,782	9,203	9,579
Total Site Improvement Value				219,811



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:01:01
Page 11

Agland Inventory

660011481

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			13.500	36	36	486	486
NTV PST Totals						13.500			486	486
Total Agland						13.500			486	486