



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:40:38
 Page 1

Assessment Data					Primary Image																													
Account 660013645 Parcel ID 20N15E-14-2-00000-000-0000 Cadastral ID 14-20-15-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 314285 BIG LAKE CLUB 27844 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 08652 E 550 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 14 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																		
Legal Description Lat/Long: 36.21858127 -95.67948412																																		
Building Permits					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-12-22\IMG_001 12/28/2021																													
Exemptions					Sale History																													
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2378/656	BLACKBURN, JEANNE LIFE EST	12/10/2013	0	4																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																									
Remove Cap	2016		Land Value 7,660	7,660	11%	843	Assessed	17,872	1,861.04																									
Year Frozen	0		Improvements 179,783	154,811		17,029	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																									
TIF Project ID	0		Total Value 187,443	162,471		17,872	Total Taxable	17,872	1,861.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660013645	BIG LAKE CLUB			4	157,739	0	17,351	1,806.00																									
2024	2024-660013645	BIG LAKE CLUB			4	159,616	0	17,558	1,683.00																									
2023	2023-660013645	BIG LAKE CLUB			4	155,669	0	17,124	1,616.00																									
2022	2022-660013645	BIG LAKE CLUB			4	151,462	0	16,661	1,602.00																									
2021	2021-660013645	BIG LAKE CLUB			4	152,319	0	16,755	1,569.00																									
2020	2020-660013645	BIG LAKE CLUB			4	150,470	0	16,552	1,553.00																									
2019	2019-660013645	BIG LAKE CLUB			4	149,425	0	16,437	1,565.00																									
2018	2018-660013645	BIG LAKE CLUB			4	155,782	0	17,136	1,634.00																									
2017	2017-660013645	BIG LAKE CLUB			4	154,652	0	16,704	1,596.00																									
2016	2016-660013645	BIG LAKE CLUB			4	147,429	0	16,218	1,554.00																									
2015	2015-660013645	BIG LAKE CLUB			4	144,349	0	14,231	1,375.00																									
2014	2014-660013645	PANSY E MACKLANBURG GRANDCH TRUSTS			4	145,976	0	13,817	1,262.00																									
2013	2013-660013645	BLACKBURN, JEANNE LIFE EST			4	131,390	0	13,414	1,270.00																									



Rogers

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Date 04/16/2026
Time 22:40:38
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,794 / 1,794
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,794
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1969 / 57

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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	80.77	Total Misc Impr	+	23,985			
Roofing Adj	+ 4.28	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	204,408			
Heat/Cool Adj	+ 10.30	Depreciation (65%)	-	132,865			
Plumbing Adj	+ 5.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	71,543			
Adj Base Cost	= 100.57	Lot Value	+				
Total Area	x 1,794	Indicated Value	=	71,543			
Adjusted Cost	= 180,423	Value Per SqFt		39.88			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,543		
Lot Value			
Indicated Value	71,543	39.88	Per SqFt
Agland Value	7,660		
Site Improvements	108,240		
Total Value	258,986	144.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32684	8x4		32	21.19		678
PRCH	SLAB PORCH - COVERED	32685	30x26		780	19.34		15,085
PATO	SLAB PORCH - OPEN	32686	1072		1,072	7.67		8,222



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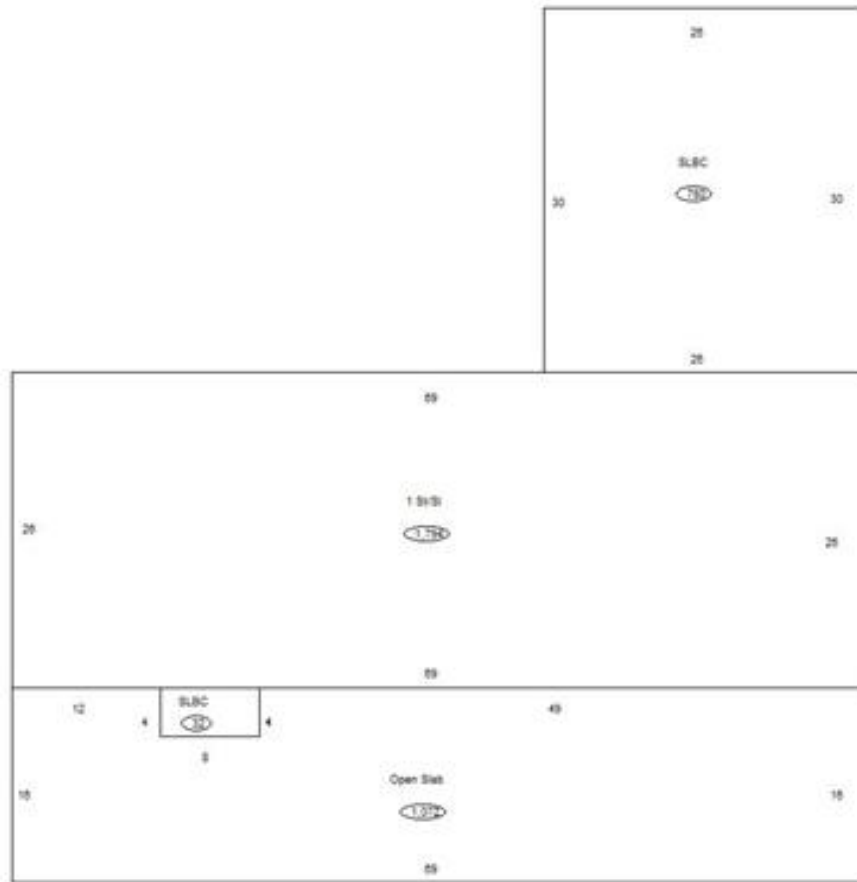
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Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:40:38
 Page 3

Sketch Image

660013645



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,794	1.000	1,794
2	M	PRCH		10	SLBC	32	1.000	32
3	M	PRCH		10	SLBC	780	1.000	780
4	M	PATO		10	Open Slab	1,072	1.000	1,072
Total Building Area						1,794		1,794



Rogers




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Date 04/16/2026
 Time 22:40:38
 Page 4

660013645

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (26.89 x 2,000)		53,780	53,780	26,890	26,890
	UTIL	SHOP BUILDING	0x0x0			7,400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (21.00 x 7,400)		155,400	155,400	77,700	77,700
	LT	LEAN-TO	25x100x0			2,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 2,500)		7,300	7,300	3,650	3,650



Rogers

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Date 04/16/2026
Time 22:40:38
Page 5

Agland Inventory

660013645

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	NTV PST	80			39.356	192	192	7,556	7,556
VE	VERDIGRIS CLAY LOAM	TMBR	90			.644	162	162	104	104
TMBR Totals						40.000			7,660	7,660
Total Agland						40.000			7,660	7,660