



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:24:07  
Page 1

Assessment Data					Primary Image						
<b>Account</b>	660013789				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0801\IMG_0053. 8/2/2022</p>						
<b>Parcel ID</b>	21N15E-14-3-00000-000-0000										
<b>Cadastral ID</b>	14-21-15-00500										
<b>Property Type</b>	REAL - Real Property										
<b>Property Class</b>	RA	VI Area 4									
<b>Tax Area</b>	18 - CLAREMORE RURAL/W/O FIRE										
<b>Name ID</b>	115864										
NICKLES, VEROL S											
8457 E 500 RD CLAREMORE OK 74019-0000											
<b>Parcel Location</b>											
<b>Situs</b>	08457 E 500 RD										
<b>Subdivision</b>											
<b>Lot/Block</b>	/	<b>Parcel Size</b>	15 - Acres								
<b>Sec/Twn/Rng</b>	14 / 21 / 15 / 3										
<b>Neighborhood</b>	6080 - UNPLATTED										
<b>School District</b>	S001 - CLAREMORE SCHOOLS										
<b>Legal Description</b> Lat/Long: 36.29475220 -95.67851165											
<b>Building Permits</b>											
E 495' SE SW											
<b>Exemptions</b>											
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Sale History</b>						
H	Homestead	Yes	1,000	614	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>		
<b>Parcel Valuation</b>											
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>		
Remove Cap	0	<b>Land Value</b>	1,686	626	11%	69	<b>Assessed</b>	614	56.75		
Year Frozen	2014	<b>Improvements</b>	5,009	1,861		205	<b>Penalty</b>	0			
Uncapped Value	0	<b>Mobile Home</b>	8,321	3,091		340	<b>Exemption</b>	614	-57.00		
TIF Project ID	0	<b>Total Value</b>	15,016	5,578		614	<b>Total Taxable</b>	0	0.00		
<b>Assessment History</b>											
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660013789	NICKLES, VEROL S			18	14,523	613		.00		
2024	2024-660013789	NICKLES, VEROL S			18	13,111	614		.00		
2023	2023-660013789	NICKLES, VEROL S			18	11,835	614		.00		
2022	2022-660013789	NICKLES, VEROL S			18	5,578	614		.00		
2021	2021-660013789	NICKLES, VEROL S			18	5,578	614		.00		
2020	2020-660013789	NICKLES, VEROL S			18	5,578	614		.00		
2019	2019-660013789	NICKLES, VEROL S			18	5,578	614		.00		
2018	2018-660013789	NICKLES, VEROL S			18	5,580	614		.00		
2017	2017-660013789	NICKLES, VEROL S			18	5,578	614		.00		
2016	2016-660013789	NICKLES, VEROL S			18	5,578	614		.00		
2015	2015-660013789	NICKLES, VEROL S			18	5,578	614		.00		
2014	2014-660013789	NICKLES, VEROL S			18	5,580	614		.00		
2013	2013-660013789	NICKLES, VEROL S			18	6,257	688		.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:24:07  
 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				
Method	Units-Buildable				
Base Lot Value					
Factor Value					
Adjustments					
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		
				<b>GRM Approach</b>	
				GRM Code	
				Gross Rent	0.00
				Indicated Value	
				<b>Multiple Regression</b>	
				MRA Code	
				Adjusted R	
				Indicated Value	
				<b>Direct Comparables</b>	
				Selection Model	1 Res
				Adjustment Model	A2 AO Test
				Comparables	
				Indicated Value	
				<b>Value Reconciliation</b>	
				Selected Approach	Cost Approach
				Improvements	
				Lot Value	
				Indicated Value	0.00 Per SqFt
				Agland Value	1,686
				Site Improvements	
				Total Value	1,686 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER		4x10	2016	40	0.00	



# Rogers




## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:24:07  
Page 3

660013789

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT Qual	Carport - Portable Cond	0x0x0 Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.61 x )				
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:24:08  
 Page 4

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



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0801\IMG\_0053. 8/2/2022

Residential Data	
Type	6 Mobile Home 48 x 24
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,152 / 1,152
Style	100% Double Wide
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 51

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	31.10	Total Misc Impr	+	0	
Roofing Adj	+ 2.52	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	46,230	
Heat/Cool Adj	+ 0.00	Depreciation ( 82%)	-	37,909	
Plumbing Adj	+ 6.51	Lump Sums	+	5,009	
Basement Adj	+ 0.00	RCNLD	=	13,330	
Adj Base Cost	= 40.13	Lot Value	+		
Total Area	x 1,152	Indicated Value	=	13,330	
Adjusted Cost	= 46,230	Value Per SqFt		11.57	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	13,330		
Lot Value			
Indicated Value	13,330	11.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	13,330	11.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	140039	216		216	33.13	30%	5,009



# Rogers

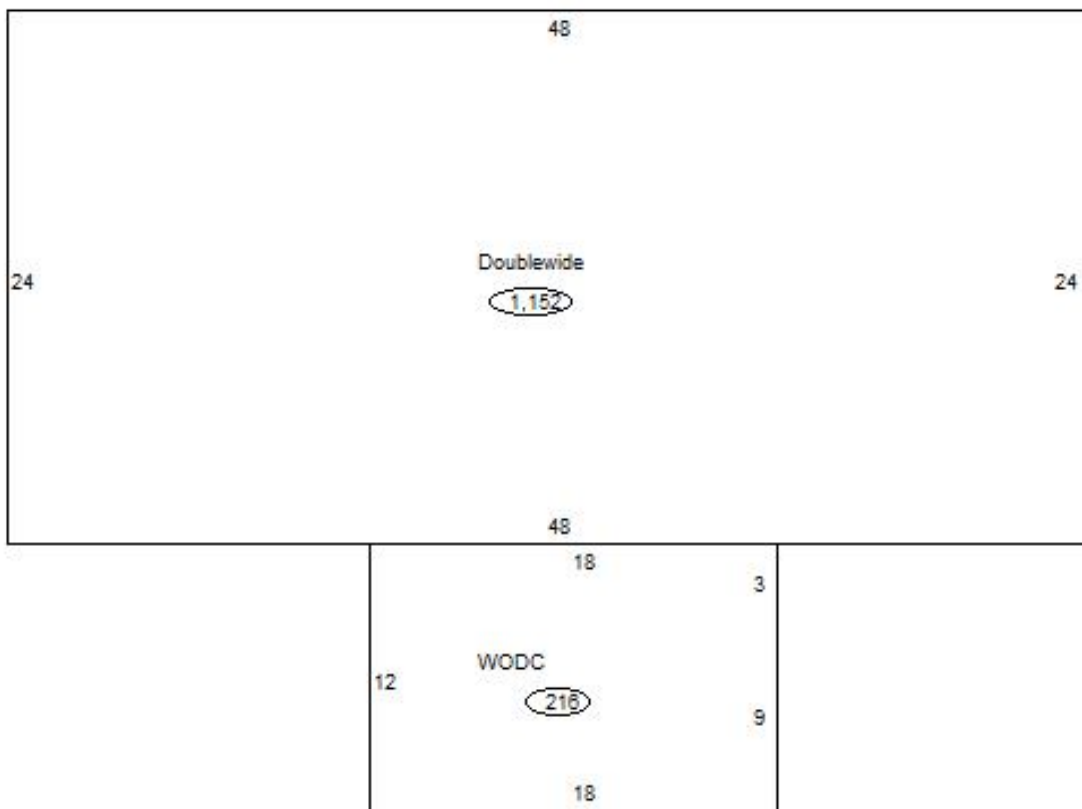
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:24:08  
 Page 5

Sketch Image

660013789



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,152	1.000	1,152
2	M	WODC		10	WODC	216	1.000	216
<b>Total Building Area</b>						1,152		1,152



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:24:08  
Page 6

### Agland Inventory

660013789

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			6.622	122	122	811	811
OS	OSAGE CLAY	TMBR	58			8.378	104	104	875	875
<b>TMBR Totals</b>						15.000			1,686	1,686
<b>Total Agland</b>						15.000			1,686	1,686