



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:57:41
 Page 1

Assessment Data					Primary Image				
Account	660017789				No Image On File				
Parcel ID	000000-00-0-00243-001-0005								
Cadastral ID	19-24-16-01230								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	306239								
CIANCIO, JOHN A &									
GAIL T									
20202 S RIVER RANCH RD E CLAREMORE OK 74019-0000									
Parcel Location									
Situs	04700 S TALALA CREEK LN								
Subdivision	DEERPOINT ACRES								
Lot/Block	0005 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	19 / 24 / 16 / 5								
Neighborhood	1023 - R-V02-SW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description					Building Permits				
Lat/Long: 36.54423635 -95.64010702									
LOT 5 BLOCK 1 DEERPOINT ACRES					Number	Description	Opened	Closed	Amount
					R25 375	NEW SFR 3262 SQ FT	11/2025		350,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MALLOY, TIM	02/10/2025	67,000	YES
					/	PRANGER, FRANCES A	06/22/2020	10,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2026	Land Value	67,005	67,005	11%	7,371	Assessed	7,371	797.41
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	67,005	67,005	7,371	Total Taxable	7,371	797.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017789	CIANCIO, JOHN A &	10	13,524	0	1,488	161.00		
2024	2024-660017789	MALLOY, TIM	10	13,524	0	1,488	156.00		
2023	2023-660017789	MALLOY, TIM	10	13,600	0	1,496	156.00		
2022	2022-660017789	MALLOY, TIM	10	13,600	0	1,496	154.00		
2021	2021-660017789	MALLOY, TIM	10	13,600	0	1,496	156.00		
2020	2020-660017789	MALLOY, TIM	10	13,600	0	1,028	108.00		
2019	2019-660017789	PRANGER, FRANCES A	10	13,600	0	979	102.00		
2018	2018-660017789	PRANGER, FRANCES A	10	13,600	0	933	100.00		
2017	2017-660017789	PRANGER, FRANCES A	10	13,600	0	888	101.00		
2016	2016-660017789	PRANGER, FRANCES A	10	13,600	0	846	88.00		
2015	2015-660017789	PRANGER, FRANCES A	10	13,600	0	806	79.00		
2014	2014-660017789	PRANGER, FRANCES A	10	13,600	0	768	75.00		
2013	2013-660017789	PRANGER, FRANCES A	10	13,600	0	731	69.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:57:41
 Page 2

Lot Data		Square-Foot - NBHD 1023 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY LAKE POINT							
Method	Square-Foot							
Base Lot Value	86,183.00 x .77 = 66,361							
Factor Value								
Adjustments	1.0097							
Lot Value	67,005							
Residential Data				GRM Approach				
Type		GRM Code						
Condition	-	Gross Rent		0.00				
Quality	-	Indicated Value						
Architecture		Multiple Regression						
Style		MRA Code						
Exterior Wall		Adusted R						
Base/Total Area /		Indicated Value						
Style		Direct Comparables						
HVAC		Selection Model		A Adam Test				
Roof Cover		Adjustment Model		1 2022 Residential				
Area on Slab		Comparables						
Fixture/RghIn /		Indicated Value						
Bed/F/H Bath / /		Value Reconciliation						
Basement Area		Selected Approach		Cost Approach				
Garage Type		Improvements						
Remodel		Lot Value		67,005				
Year/Eff Age /		Indicated Value		67,005		0.00 Per SqFt		
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	67,005				
Total Area	x	Indicated Value	=	67,005				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value