



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:10:47
Page 1

Assessment Data					Primary Image																													
Account 660018615 Parcel ID 23N17E-20-3-00000-000-0000 Cadastral ID 20-23-17-02400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 311141 WAYMAN, LESTER R & KRIS T REVOCABLE TRUST 10945 S 4203 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10945 S 4203 RD Subdivision Lot/Block / Parcel Size 4.62 - Acres Sec/Twn/Rng 20 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																		
Legal Description Lat/Long: 36.45322958 -95.52018686																																		
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
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Exemptions					Sale History																													
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
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Bk/Pg	Grantor	Date	Price	Code																														
2369/762	WEGNER, CAROLYN	11/13/2013	182,000	YES																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax																									
Remove Cap	2014	Land Value	68,969	54,726	11%	6,020	Assessed	29,046	2,952.82																									
Year Frozen	2005	Improvements	258,803	209,326		23,026	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00																									
TIF Project ID	0	Total Value	327,772	264,052		29,046	Total Taxable	28,046	2,864.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660018615	WAYMAN, LESTER R & KRIS T			70	311,750	1000	27,200	2,778.00																									
2024	2024-660018615	WAYMAN, LESTER R & KRIS T			70	306,294	1000	26,378	2,763.00																									
2023	2023-660018615	WAYMAN, LESTER & KRIS			70	241,647	1000	25,581	2,680.00																									
2022	2022-660018615	WAYMAN, LESTER & KRIS			70	242,258	1000	24,990	2,629.00																									
2021	2021-660018615	WAYMAN, LESTER & KRIS			70	247,174	1000	24,233	2,483.00																									
2020	2020-660018615	WAYMAN, LESTER & KRIS			70	196,047	1000	20,117	2,146.00																									
2019	2019-660018615	WAYMAN, LESTER & KRIS			70	186,379	1000	19,502	2,088.00																									
2018	2018-660018615	WAYMAN, LESTER & KRIS			70	193,687	1000	20,305	2,134.00																									
2017	2017-660018615	WAYMAN, LESTER & KRIS			70	191,627	1000	20,079	2,116.00																									
2016	2016-660018615	WAYMAN, LESTER & KRIS			70	188,481	1000	19,733	2,153.00																									
2015	2015-660018615	WAYMAN, LESTER & KRIS			70	183,465	1000	19,181	2,073.00																									
2014	2014-660018615	WAYMAN, LESTER & KRIS			70	182,333	0	20,057	2,119.00																									
2013	2013-660018615	WEGNER, JAMES W			70	162,740	1000	10,523	1,103.00																									



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Date 04/17/2026
 Time 05:10:47
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4.62	
Non-Ag Acres	4.3332	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	188,755.00 x .37 = 68,969	
Factor Value		
Adjustments	1.0000	
Lot Value	68,969	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Stone
Base/Total Area	1,984 / 1,984
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,984
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	265,240 133.69 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.67	Total Misc Impr	+	22,888			
Roofing Adj	+ 4.38	Garage Cost	+				
Subfloor Adj	+ -2.07	Total RCN	=	269,777			
Heat/Cool Adj	+ 12.64	Depreciation (35%)	-	94,422			
Plumbing Adj	+ 7.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	175,355			
Adj Base Cost	= 124.44	Lot Value	+	68,969			
Total Area	x 1,984	Indicated Value	=	244,324			
Adjusted Cost	= 246,889	Value Per SqFt		123.15			

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	175,355
Lot Value	68,969
Indicated Value	244,324 123.15 Per SqFt
Agland Value	
Site Improvements	83,448
Total Value	327,772 165.21 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	45289	14x10		140	29.29		4,101
PRCH	SLAB PORCH - COVERED	45290	26x20		520	25.33		13,172



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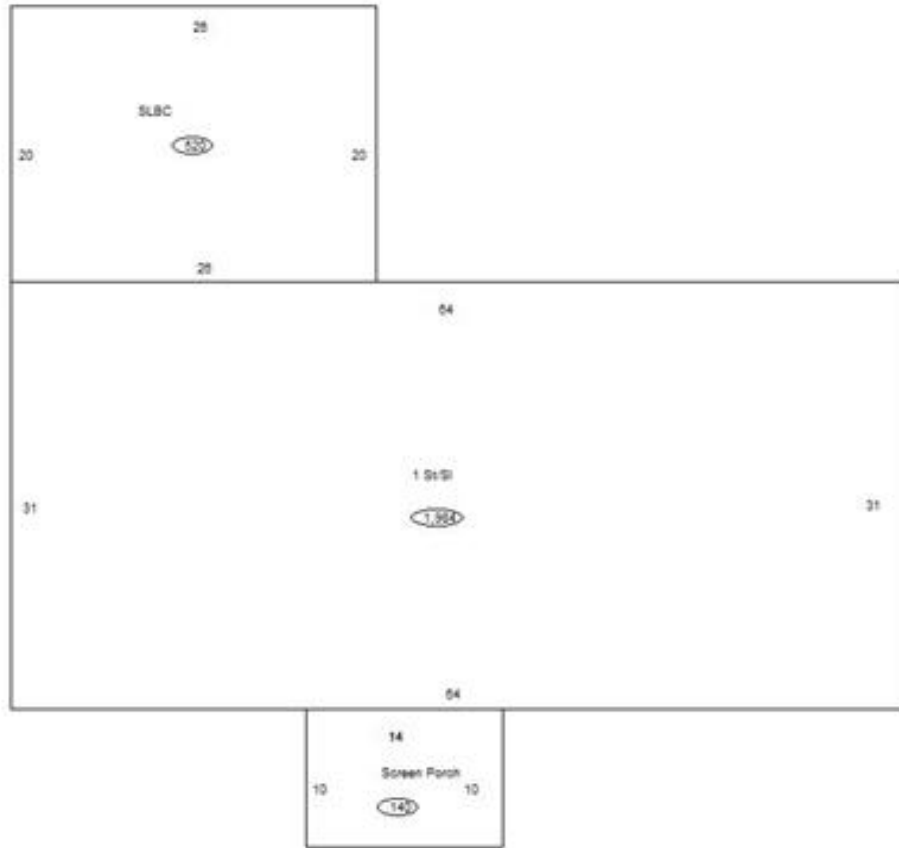
Date 04/17/2026

Time 05:10:47

Page 3

Sketch Image

660018615



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,984	1.000	1,984
2	M	EPKS		10	Screen Porch	140	1.000	140
3	M	PRCH		10	SLBC	520	1.000	520
Total Building Area						1,984		1,984



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Date 04/17/2026
Time 05:10:47
Page 4

660018615

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x50x12	Concrete	Formed Metal	2,000
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	
	Base Cost (29.15 x 2,000)		58,300	58,300	4,081	54,219
	GRDT	GARAGE - DETACHED	25x30x8	Concrete	Composition Shingle	750
	Qual	4	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (37.96 x 750)		28,470	28,470	7,118	21,352
	BNGP	Barn - General Purpose	30x32x10	Dirt	Galvanized Metal	960
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
	Base Cost (21.04 x 960)		20,198	20,198	12,321	7,877