




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660021120				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-04 02-03-2021 2/4/2021</p>				
Parcel ID	23N16E-25-3-00000-000-0000								
Cadastral ID	25-23-16-00500								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	13 - FOYIL/ NW FIRE								
Name ID	341421								
WAHODA DRAGONFLY TRUST									
PO BOX 236 CLAREMORE OK 74017-0000									
Parcel Location									
Situs	11505 S 4180 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	25 / 23 / 16 / 3								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.44425255 -95.55897864									
Building Permits									
N2 NW SW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	SLEEPER, JOHN DANIEL JR &	04/25/2023		0 4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax	
Remove Cap	0	Land Value	722	722	11%	79	Assessed	13,549	1,391.23
Year Frozen	0	Improvements	184,580	122,454		13,470	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	185,302	123,176		13,549	Total Taxable	12,549	1,303.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660021120	WAHODA DRAGONFLY TRUST			13	180,140	1000	12,155	1,262.00
2024	2024-660021120	WAHODA DRAGONFLY TRUST			13	134,162	1000	11,771	1,251.00
2023	2023-660021120	WAHODA DRAGONFLY TRUST			13	112,725	1000	11,399	1,210.00
2022	2022-660021120	SLEEPER, JOHN DANIEL JR &			13	112,725	1000	11,240	1,181.00
2021	2021-660021120	SLEEPER, JOHN DANIEL JR &			13	108,038	1000	10,884	1,107.00
2020	2020-660021120	SLEEPER, JOHN DANIEL JR &			13	111,748	1000	10,713	1,128.00
2019	2019-660021120	SLEEPER, JOHN DANIEL JR &			13	107,268	1000	10,372	1,090.00
2018	2018-660021120	SLEEPER, JOHN DANIEL JR &			13	114,944	1000	10,041	1,042.00
2017	2017-660021120	SLEEPER, JOHN DANIEL JR &			13	113,484	1000	9,720	994.00
2016	2016-660021120	SLEEPER, JOHN DANIEL JR &			13	94,616	1000	9,407	1,006.00
2015	2015-660021120	SLEEPER, JOHN DANIEL JR &			13	92,520	1000	9,177	962.00
2014	2014-660021120	SLEEPER, JOHN DANIEL JR			13	93,481	1000	9,091	925.00
2013	2013-660021120	SLEEPER, JOHN DANIEL JR			13	92,298	1000	8,797	882.00



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Table with lot details: 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.



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Residential Data table: Type (1 Single Family Residence), Condition (3 - Average), Quality (3 - Average), Architecture (TRADITIONAL), Style (100% One Story), Exterior Wall (100% Frame, Plywood or Hardboard), Base/Total Area (2,499 / 2,499), HVAC (100% Warmed & Cooled Air), Roof Cover (1 Composition Shingle), Area on Slab (2,499), Fixture/RghIn (8 /), Bed/F/H Bath (4 / 2.0 /), Basement Area, Garage Type, Remodel, Year/Eff Age (1962 / 48).

GRM Approach table: GRM Code, Gross Rent (0.00), Indicated Value.

Multiple Regression table: MRA Code, Adjusted R, Indicated Value.

Direct Comparables table: Selection Model (1 Res), Adjustment Model (A2 AO Test), Comparables, Indicated Value.

Cost Approach table with Manual: 01/2025. Includes Base Cost (91.25), Roofing Adj (+4.42), Subfloor Adj (-2.12), Heat/Cool Adj (+12.39), Plumbing Adj (+4.51), Basement Adj (+0.00), Adj Base Cost (=110.45), Total Area (x2,499), Adjusted Cost (=276,015), Total Misc Impr (+29,813), Garage Cost (+), Total RCN (=305,828), Depreciation (53%) (-162,089), Lump Sums (+8,523), RCNLD (=152,262), Lot Value (+), Indicated Value (=152,262), Value Per SqFt (60.93).

Value Reconciliation table: Selected Approach (Cost Approach), Improvements (152,262), Lot Value, Indicated Value (152,262), Agland Value (722), Site Improvements (32,318), Total Value (185,302), 60.93 Per SqFt, 74.15 Total Value Per SqFt.

Miscellaneous Improvements table with columns: Code, Description, Sketch ID, Size, Year, Units, Unit Cost, Depr, Value. Includes STA STG AVG, WODC WOOD DECK - COVERED, EPSW Enclosed Porch - Solid Wall, WDBS Wood Burning Stove.



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,499	1.000	2,499
2	M	WODC		13	WODC	366	1.000	366
3	M	EPSW		13	EPSW	384	1.000	384
Total Building Area						2,499		2,499



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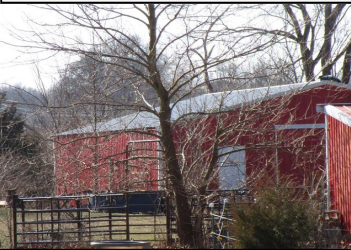

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	40x50x10	Dirt	Formed Metal	2,000	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (19.63 x 2,000)	39,260		39,260	9,815	29,445
	LOAF	LOAFING SHED	30x26x8	Dirt	Formed Metal	780	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 780)	5,320		5,320	2,447	2,873



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			.850	108	108	92	92
HC	HECTOR STONY SANDY LOAM	TMBR	20			10.490	36	36	378	378
SM	STRIP MINES	TMBR	10			5.000	18	18	90	90
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			.760	121	121	92	92
TMBR Totals						17.100			652	652
SM	STRIP MINES	NTV PST	10			2.900	24	24	70	70
NTV PST Totals						2.900			70	70
Total Agland						20.000			722	722