



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660025891 <b>Parcel ID</b> 000000-00-0-00855-001-0004 <b>Cadastral ID</b> 30-21-16-10200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 339331 MAGANA-TORRES, SAUL & GISSELE MAGANA  1551 SW ELK TRAIL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10822 E 510 RD <b>Subdivision</b> TWIN OAKS 4 <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1113 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (152)\IMG_0040.JPG 3/1/2023</p>														
<b>Legal Description</b> Lat/Long: 36.27818852 -95.63546853																			
LOT 4 BLOCK 1 TWIN OAKS 4					<b>Building Permits</b> <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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	WATSON, LEVI M &	08/17/2022	220,000	YES										
H	Homestead	No	1,000		/	WATSON, RONALD C	05/04/2022	0	4										
					2680/526	ROSS, TEDDY SEAN	12/11/2017	130,000	19										
					1391/432	FREEMAN CONSTRUCTION CO	07/12/2002	117,500	YES										
					1014/93	VERDIGRIS VALLEY-CONSTRUCTION	01/26/1996	0	No										
					901/653	CHRISTIAN, NORMAN P	12/02/1992	0	No										
<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>	109.172	<b>Current Tax</b>										
<b>Remove Cap</b>	2023		<b>Land Value</b>	55,949	55,949	11%	<b>Assessed</b>	23,173	2,529.84										
<b>Year Frozen</b>	0		<b>Improvements</b>	154,715	154,715		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	210,664	210,664		<b>Total Taxable</b>	23,173	2,530.00										
<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	2025-660025891	MAGANA-TORRES, SAUL &			85	210,672	0	23,174	2,530.00										
2024	2024-660025891	MAGANA-TORRES, SAUL &			85	220,000	0	24,200	2,486.00										
2023	2023-660025891	MAGANA-TORRES, SAUL &			85	220,000	0	24,200	2,466.00										
2022	2022-660025891	MAGANA-TORRES, SAUL &			85	144,638	1000	14,813	1,534.00										
2021	2021-660025891	WATSON, RONALD C			85	139,570	1000	14,353	1,425.00										
2020	2020-660025891	WATSON, RONALD C			85	139,046	1000	13,978	1,434.00										
2019	2019-660025891	WATSON, RONALD C			85	132,195	1000	13,541	1,404.00										
2018	2018-660025891	WATSON, RONALD C			85	136,429	1000	14,007	1,449.00										
2017	2017-660025891	ROSS, TEDDY SEAN			85	162,406	0	17,865	1,823.00										
2016	2016-660025891	ROSS, TEDDY SEAN			85	158,163	0	17,398	1,810.00										
2015	2015-660025891	ROSS, TEDDY SEAN			85	155,861	1000	15,734	1,589.00										
2014	2014-660025891	ROSS, TEDDY SEAN			85	158,652	1000	15,247	1,581.00										
2013	2013-660025891	ROSS, TEDDY SEAN			85	149,301	1000	14,774	1,515.00										



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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4385	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,100.00 x 2.00 = 38,200	
Factor Value		
Adjustments	1.4646	
Lot Value	55,949	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,958 / 1,958
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,958
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	750 Carport - Gable Roof
Remodel	
Year/Eff Age	1996 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	254,704	130.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	201,090		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.78	Total Misc Impr	+	14,894	
Roofing Adj	+ 4.72	Garage Cost	+	7,380	
Subfloor Adj	+ -2.21	Total RCN	=	266,750	
Heat/Cool Adj	+ 12.64	Depreciation ( 42%)	-	112,035	
Plumbing Adj	+ 7.93	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	154,715	
Adj Base Cost	= 124.86	Lot Value	+	55,949	
Total Area	x 1,958	Indicated Value	=	210,664	
Adjusted Cost	= 244,476	Value Per SqFt		107.59	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,715		
Lot Value	55,949		
Indicated Value	210,664	107.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	210,664	107.59	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
PRCH	SLAB PORCH - COVERED	63323	26x8		208	26.28		5,466
PRCH	SLAB PORCH - COVERED	63324	12x12		144	26.48		3,813



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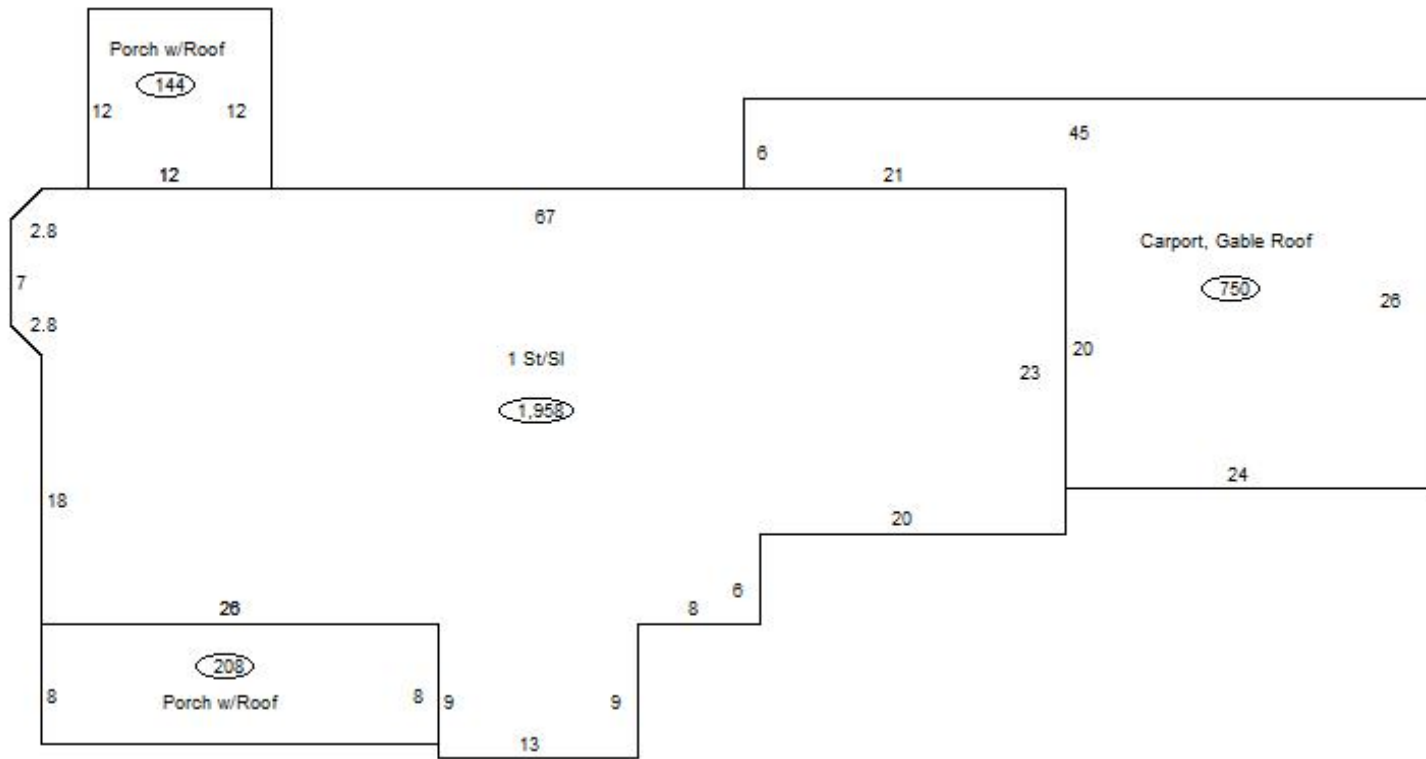
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### Sketch Image

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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	1,958	1.000	1,958
2	G	3		13	Carport, Gable Roof	750	1.000	750
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PRCH		13	SLBC	144	1.000	144
<b>Total Building Area</b>						1,958		1,958



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	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 )				