



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:07:32  
 Page 1

Assessment Data					Primary Image				
<b>Account</b> 660025906 <b>Parcel ID</b> 000000-00-0-00855-002-0001 <b>Cadastral ID</b> 30-21-16-10350 <b>Property Type</b> REAL - Real Property <b>Property Class</b> STAT VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 2134 STATE OF OK DEPT OF TRANSPORTATION  OFFICE OF LAND ACQUISITION 200 NE 21ST ST OKLAHOMA CITY OK 73105-0000  <b>Parcel Location</b> <b>Situs</b> 23012 S CYPRESS ST <b>Subdivision</b> TWIN OAKS 4 <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 5556 - STATE OWNED <b>School District</b> S001 - CLAREMORE SCHOOLS					<b>No Image On File</b>				
<b>Legal Description</b> Lat/Long: 36.27818855 -95.63757495					<b>Building Permits</b>				
LOT 1 BLOCK 2 TWIN OAKS 4					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					5682	GARAGE & STORAGE	07/1999	03/2000	
<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		/	WETHERINGTON, DENNIS RAY &	07/05/2019	0	1
					1571/310	CORNWELL, JACK H	03/15/2004	115,000	YES
					1161/389	WALKER, KENNETH	03/15/1999	90,000	Yes
					1012/459	TALBERT, DALE W &	01/08/1996	80,000	Yes
					907/511	TALBERT, BRENDA L ET AL	03/01/1993	67,000	No
					887/371	VERDIGRIS VALLEY-CONSTRUCTION	07/21/1992	8,500	Yes
<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>	2020	<b>Land Value</b>	51,176	0	11%	0	<b>Assessed</b>	0	0.00
<b>Year Frozen</b>	2014	<b>Improvements</b>	0	0		0	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	51,176	0		0	<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	2025-660025906	STATE OF OK DEPT OF TRANSPORTATION			85	51,176	0		.00
2024	2024-660025906	STATE OF OK DEPT OF TRANSPORTATION			85	51,176	0		.00
2023	2023-660025906	STATE OF OK DEPT OF TRANSPORTATION			85	20,500	0		.00
2022	2022-660025906	STATE OF OK DEPT OF TRANSPORTATION			85	20,500	0		.00
2021	2021-660025906	STATE OF OK DEPT OF TRANSPORTATION			85	20,500	0		.00
2020	2020-660025906	STATE OF OK DEPT OF TRANSPORTATION			85	141,486	0		.00
2019	2019-660025906	STATE OF OK DEPT OF TRANSPORTATION			85	129,365	1000	13,230	513.00
2018	2018-660025906	WETHERINGTON, DENNIS RAY &			85	139,997	1000	13,230	1,369.00
2017	2017-660025906	WETHERINGTON, DENNIS RAY &			85	138,857	1000	13,230	1,361.00
2016	2016-660025906	WETHERINGTON, DENNIS RAY &			85	135,371	1000	13,230	1,387.00
2015	2015-660025906	WETHERINGTON, DENNIS RAY &			85	135,193	1000	13,230	1,338.00
2014	2014-660025906	WETHERINGTON, DENNIS RAY &			85	137,621	1000	13,230	1,374.00
2013	2013-660025906	WETHERINGTON, DENNIS RAY &			85	130,090	1000	12,816	1,315.00



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 Page 2

Lot Data		Square-Foot - NBHD 1113 #1		Primary Image			
Lot Size							
Lot Count							
Units Buildable	1						
Non-Ag Acres	0.5874						
Topography							
Street Access							
Utilities							
Amenities		0					
		0					
Method	Square-Foot						
Base Lot Value	25,588.00 x 2.00 = 51,176						
Factor Value							
Adjustments	1.0000						
Lot Value	51,176						
<b>Residential Data</b>				<b>GRM Approach</b>			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				<b>Multiple Regression</b>			
Style				MRA Code			
Exterior Wall				Adjusted R			
Base/Total Area /				Indicated Value			
Style				<b>Direct Comparables</b>			
HVAC				Selection Model	DEFAULT	DEFAULT	SELECTION MODEL
Roof Cover				Adjustment Model	DEFAULT	DEFAULT	ADJUSTMENTS TABLE
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				<b>Value Reconciliation</b>			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	51,176		
Year/Eff Age /				Indicated Value	51,176	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	51,176	0.00	Total Value Per SqFt
<b>Cost Approach</b>				<b>Manual : 01/2025</b>			
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	+ 51,176				
Total Area	x	Indicated Value	= 51,176				
Adjusted Cost	= 0	Value Per SqFt	0.00				
<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value