



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:45:04  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660025917 <b>Parcel ID</b> 000000-00-0-00855-003-0004 <b>Cadastral ID</b> 30-21-16-10460 <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> 92244 FORTNER, GARY DEE &  GAIL TRUSTEES 15355 E 530 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 10797 E MAPLE AVE <b>Subdivision</b> TWIN OAKS 4 <b>Lot/Block</b> 0004 / 0003 <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																			
<b>Legal Description</b> Lot/Long: 36.27692163 -95.63579093										<b>Building Permits</b>									
<b>Legal Description</b> LOT 4 BLOCK 3 TWIN OAKS 4					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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>										
					1230/853	KAPPEL, ROBERT J	06/02/2000	97,500	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>	2001		<b>Land Value</b> 46,034	26,626	11%	2,929	<b>Assessed</b>	18,794	2,051.78										
<b>Year Frozen</b>	0		<b>Improvements</b> 146,154	144,223		15,865	<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> 192,188	170,849		18,794	<b>Total Taxable</b>	18,794	2,052.00										
<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	2025-660025917	FORTNER, GARY DEE &			85	189,512	0	17,898	1,954.00										
2024	2024-660025917	FORTNER, GARY DEE &			85	199,206	0	17,047	1,751.00										
2023	2023-660025917	FORTNER, GARY DEE &			85	147,587	0	16,235	1,654.00										
2022	2022-660025917	FORTNER, GARY DEE &			85	145,565	0	16,012	1,647.00										
2021	2021-660025917	FORTNER, GARY DEE &			85	154,380	0	16,982	1,675.00										
2020	2020-660025917	FORTNER, GARY DEE &			85	151,880	0	16,707	1,702.00										
2019	2019-660025917	FORTNER, GARY DEE &			85	147,612	0	16,237	1,671.00										
2018	2018-660025917	FORTNER, GARY DEE &			85	153,396	0	16,874	1,733.00										
2017	2017-660025917	FORTNER, GARY DEE &			85	152,110	0	16,732	1,707.00										
2016	2016-660025917	FORTNER, GARY DEE &			85	148,201	0	16,302	1,696.00										
2015	2015-660025917	FORTNER, GARY DEE &			85	144,737	0	15,921	1,597.00										
2014	2014-660025917	FORTNER, GARY DEE &			85	145,928	0	15,171	1,563.00										
2013	2013-660025917	FORTNER, GARY DEE &			85	137,700	0	14,449	1,471.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:45:04  
 Page 2

Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.5284 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 23,017.00 x 2.00 = 46,034 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 46,034		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 2.5 - Fair <b>Architecture</b> <b>Style</b> 100% One Story <b>Exterior Wall</b> 75% Veneer, Stone 25% Frame, Siding, Vinyl <b>Base/Total Area</b> 1,786 / 1,786 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 1,786 <b>Fixture/RghIn</b> 11 / <b>Bed/F/H Bath</b> 3 / 2.0 / <b>Basement Area</b> <b>Garage Type</b> 702 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 1985 / 31		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	203,915	114.17	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	7		
<b>Indicated Value</b>	189,720		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	146,154		
<b>Lot Value</b>	46,034		
<b>Indicated Value</b>	192,188	107.61	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	192,188	107.61	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.87	<b>Total Misc Impr</b>	+ 11,196				
<b>Roofing Adj</b>	+ 4.13	<b>Garage Cost</b>	+ 18,077				
<b>Subfloor Adj</b>	+ -1.05	<b>Total RCN</b>	= 247,719				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 41%)</b>	- 101,565				
<b>Plumbing Adj</b>	+ 7.89	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 146,154				
<b>Adj Base Cost</b>	= 122.31	<b>Lot Value</b>	+ 46,034				
<b>Total Area</b>	x 1,786	<b>Indicated Value</b>	= 192,188				
<b>Adjusted Cost</b>	= 218,446	<b>Value Per SqFt</b>	107.61				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	63437		208	208	23.54		4,896
PATO	SLAB PORCH - OPEN	125015		14x8	112	10.75		1,204



# Rogers

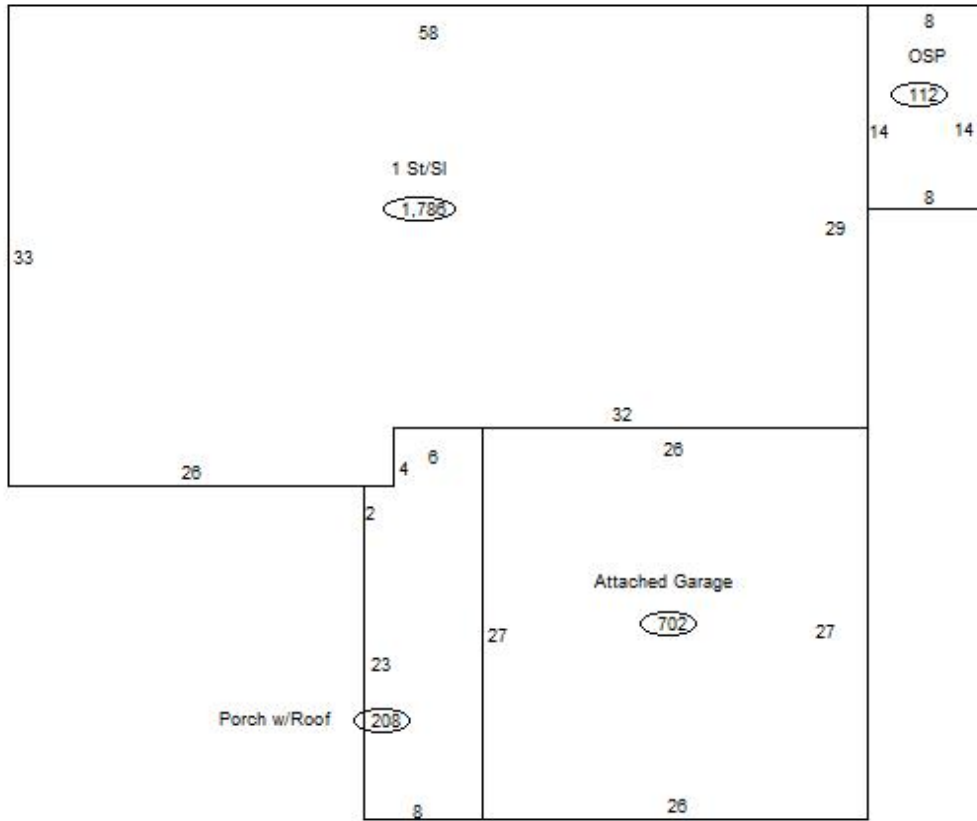
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:45:04  
 Page 3

### Sketch Image

660025917



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,786	1.000	1,786
2	G	1		13	Attached Garage	702	1.000	702
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PATO		13	Open Slab	112	1.000	112
<b>Total Building Area</b>						1,786		1,786



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:45:04  
Page 4

660025917

### 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 )						