



# 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> 660027134 <b>Parcel ID</b> 21N16E-31-4-00000-000-0000 <b>Cadastral ID</b> 31-21-16-01200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 327102 LUSTER, EDWARD LOYD & BETTY ELLEN REVOCABLE TRUST  24704 S 4140 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24704 S 4140 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 31 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (119)\IMG_0020.JPG 12/8/2022</p>				
<b>Legal Description</b> Lat/Long: 36.25302459 -95.63507914									
S2 NE SE & N2 SE SE					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<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	Yes	1,000	1,000	/	LUSTER, EDWARD L & SELLER	02/26/2019 01/18/1992		4 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>
Remove Cap	0	<b>Land Value</b>	6,564	6,564	11%	722	<b>Assessed</b>	31,582	3,447.86
Year Frozen	0	<b>Improvements</b>	312,678	280,545		30,860	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00
TIF Project ID	0	<b>Total Value</b>	319,242	287,109		31,582	<b>Total Taxable</b>	30,582	3,356.00
<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	2025-660027134	LUSTER, EDWARD LOYD &			21	289,941	1000	29,662	3,255.00
2024	2024-660027134	LUSTER, EDWARD LOYD &			21	277,675	1000	28,769	2,966.00
2023	2023-660027134	LUSTER, EDWARD LOYD &			21	262,747	1000	27,903	2,854.00
2022	2022-660027134	LUSTER, EDWARD LOYD &			21	269,072	1000	27,367	2,825.00
2021	2021-660027134	LUSTER, EDWARD LOYD &			21	252,760	1000	26,541	2,628.00
2020	2020-660027134	LUSTER, EDWARD LOYD &			21	248,130	1000	25,739	2,632.00
2019	2019-660027134	LUSTER, EDWARD LOYD &			21	236,802	1000	24,960	2,579.00
2018	2018-660027134	LUSTER, EDWARD L &			21	244,448	1000	24,203	2,496.00
2017	2017-660027134	LUSTER, EDWARD L &			21	241,527	1000	23,469	2,405.00
2016	2016-660027134	LUSTER, EDWARD L &			21	235,058	1000	22,757	2,378.00
2015	2015-660027134	LUSTER, EDWARD L &			21	225,484	1000	22,065	2,225.00
2014	2014-660027134	LUSTER, EDWARD L &			21	227,784	1000	21,393	2,215.00
2013	2013-660027134	LUSTER, EDWARD L &			21	214,421	1000	20,741	2,122.00



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		<p>12/08/2022 13:38</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (119)\IMG_0020.JPG 12/8/2022</p>
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	2,533 / 2,533
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	980 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach		Manual : 01/2025	
Base Cost	106.76	Total Misc Impr	+ 26,818
Roofing Adj	+ 5.15	Garage Cost	+ 36,466
Subfloor Adj	+ 0.00	Total RCN	= 401,161
Heat/Cool Adj	+ 14.47	Depreciation ( 28%)	- 112,325
Plumbing Adj	+ 7.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 288,836
Adj Base Cost	= 133.39	Lot Value	+ 288,836
Total Area	x 2,533	Indicated Value	= 288,836
Adjusted Cost	= 337,877	Value Per SqFt	114.03

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	
Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	
Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	288,836
Lot Value	
Indicated Value	288,836 114.03 Per SqFt
Agland Value	6,564
Site Improvements	23,842
Total Value	608,078 240.06 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1999	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	65324	26x5		130	29.09		3,782
PRCH	SLAB PORCH - COVERED	65325	460		460	27.96		12,862
PATO	SLAB PORCH - OPEN	65326	32x12		384	9.75		3,744



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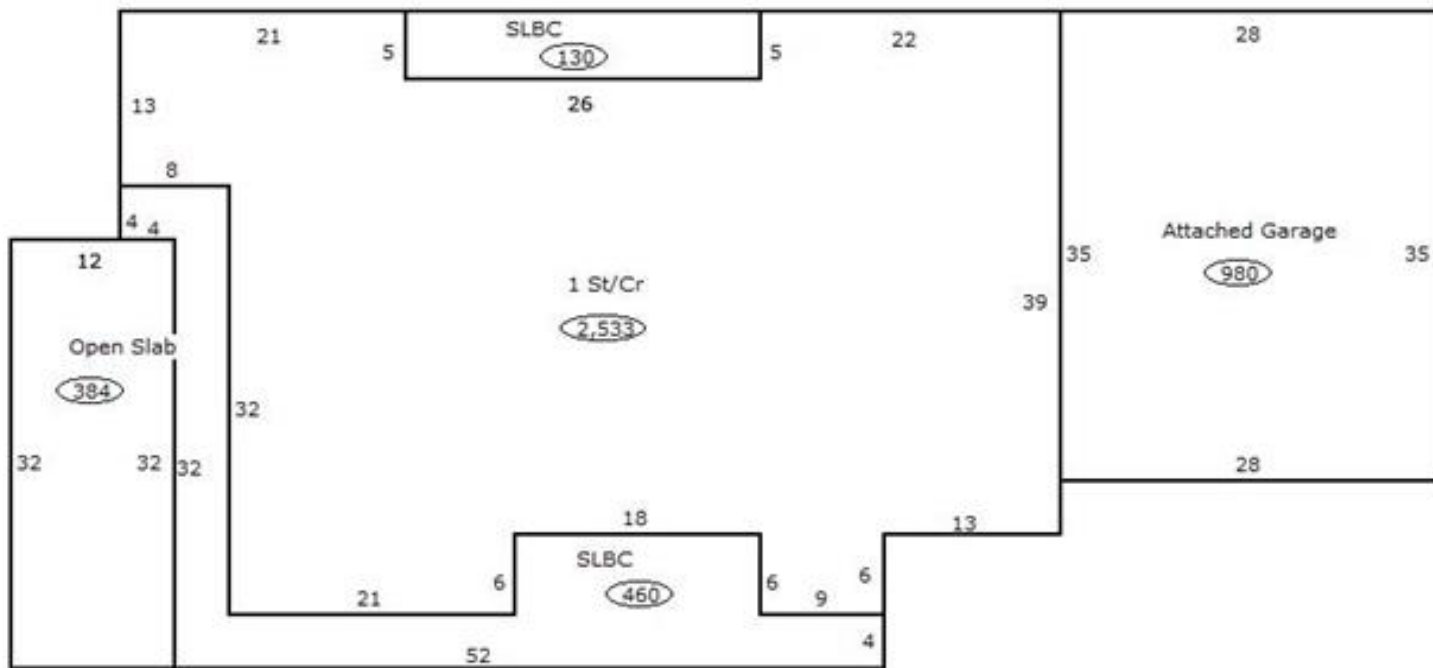
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,533	1.000	2,533
2	G	1	Slab	13	Attached Garage	980	1.000	980
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PRCH		13	SLBC	460	1.000	460
5	M	PATO		13	Open Slab	384	1.000	384
<b>Total Building Area</b>						<b>2,533</b>		<b>2,533</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 720)		7,546		7,546	5,660
	MS	MECH SHED	0x0x0			1,200
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.85 x 1,200)		7,020		7,020	702
	LF	LOAFING SHED	12x14x0			168
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 168)		716		716	72
	LF	LOAFING SHED	12x16x0			192
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 192)		818		818	82
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 1,200)		19,200		19,200	5,760
	LF	LOAFING SHED	12x16x0			192
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 192)		818		818	
	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 )					



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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%	IMP PST	60			5.946	168	168	999	999
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			28.983	192	192	5,565	5,565
W	WATER	TMBR	0			5.072	0	0	0	0
<b>TMBR Totals</b>						40.000			6,564	6,564
<b>Total Agland</b>						40.000			6,564	6,564