



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:52:19  
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Assessment Data					Primary Image														
<b>Account</b> 660027419 <b>Parcel ID</b> 000000-00-0-00540-002-0015 <b>Cadastral ID</b> 31-22-16-02100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 45394 ELKIN, GLADYS ESTATE JO LYNN ELKIN-HOHENSTEIN PERS REP 18707 S OLD HWY 88 CLAREMORE OK 74017-0000																			
<b>Parcel Location</b> <b>Situs</b> 18707 S OLD HWY 88 <b>Subdivision</b> NORTHAVEN <b>Lot/Block</b> 0015 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 16 / 5 <b>Neighborhood</b> 1114 - R-V01,4-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																			
<b>Legal Description</b> Lot/Long: 36.34055711 -95.65023455					<b>Building Permits</b>														
LOT 15 BLOCK 2 NORTHAVEN					<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>										
H	Homestead	Yes	1,000	1,000	779/245			80,000	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>	108.182	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	71,035	31,793	11%	3,497	<b>Assessed</b>	17,852	1,931.26										
Year Frozen	0	<b>Improvements</b>	133,956	130,497		14,355	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-94.00										
TIF Project ID	0	<b>Total Value</b>	204,991	162,290		17,852	<b>Total Taxable</b>	16,852	1,837.00										
<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	2025-660027419	ELKIN, GLADYS ESTATE			10	203,292	1000	16,331	1,781.00										
2024	2024-660027419	ELKIN, GLADYS ESTATE			10	220,543	1000	15,827	1,672.00										
2023	2023-660027419	ELKIN, LARRY G &			10	151,419	1000	15,337	1,609.00										
2022	2022-660027419	ELKIN, LARRY G &			10	144,195	1000	14,861	1,552.00										
2021	2021-660027419	ELKIN, LARRY G &			10	148,888	1000	15,378	1,617.00										
2020	2020-660027419	ELKIN, LARRY G &			10	148,061	1000	15,007	1,602.00										
2019	2019-660027419	ELKIN, LARRY G &			10	141,284	1000	14,541	1,523.00										
2018	2018-660027419	ELKIN, LARRY G &			10	146,921	1000	14,917	1,616.00										
2017	2017-660027419	ELKIN, LARRY G &			10	145,489	1000	14,454	1,656.00										
2016	2016-660027419	ELKIN, LARRY G &			10	142,215	1000	14,004	1,464.00										
2015	2015-660027419	ELKIN, LARRY G &			10	132,426	1000	13,567	1,342.00										
2014	2014-660027419	ELKIN, LARRY G &			10	133,562	1000	13,187	1,302.00										
2013	2013-660027419	ELKIN, LARRY G &			10	129,635	1000	12,774	1,220.00										



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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0768	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,907.00 x 1.51 = 71,035	
Factor Value		
Adjustments	1.0000	
Lot Value	71,035	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,604 / 1,604
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,604
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38



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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	177,208	110.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	213,830		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.56	Total Misc Impr	+	17,802			
Roofing Adj	+ 4.36	Garage Cost	+	13,282			
Subfloor Adj	+ -1.15	Total RCN	=	228,408			
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	107,352			
Plumbing Adj	+ 8.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	121,056			
Adj Base Cost	= 123.02	Lot Value	+	71,035			
Total Area	x 1,604	Indicated Value	=	192,091			
Adjusted Cost	= 197,324	Value Per SqFt		119.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,056		
Lot Value	71,035		
Indicated Value	192,091	119.76	Per SqFt
Agland Value			
Site Improvements	12,900		
Total Value	204,991	127.80	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	66372	10x6		60	24.08		1,445
PATO	SLAB PORCH - OPEN	66373	12x10		120	10.68		1,282
EPSW	ENCLOSED PORCH - SOLID WALL	66374	20x8		160	62.37		9,979



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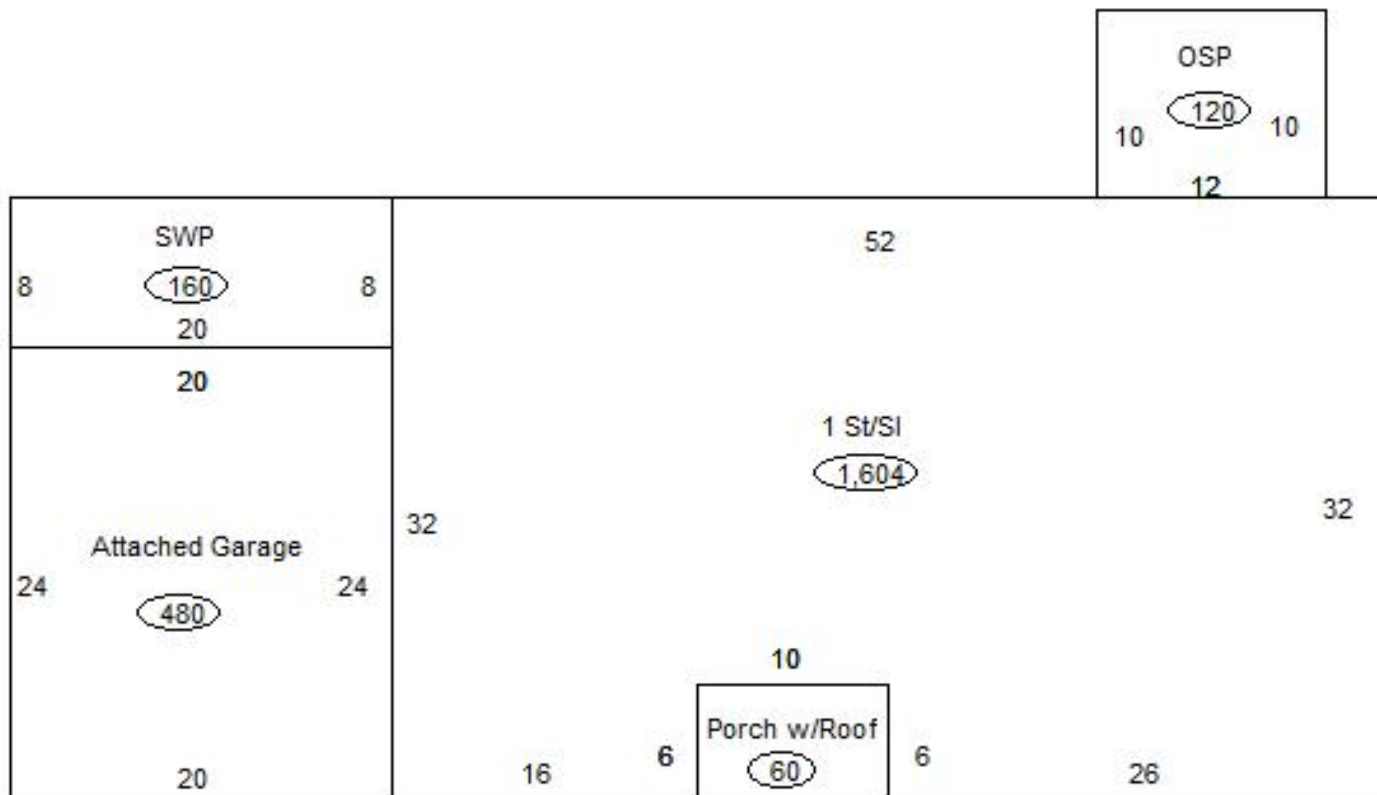
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### Sketch Image

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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	1,604	1.000	1,604
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	120	1.000	120
5	M	EPSW		13	EPSW	160	1.000	160
<b>Total Building Area</b>						1,604		1,604



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			675
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (16.00 x 675) 10,800		<b>Modifier Total</b>	<b>RCN</b> 10,800	<b>Depr (50% Phys/ % Func)</b> 5,400	<b>RCNLD</b> 5,400
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (70% Phys/ % Func)</b> 17,500	<b>RCNLD</b> 7,500