



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660029804 Parcel ID 23N17E-34-2-00000-000-0000 Cadastral ID 34-23-17-03900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 237224 COMPTON, DWIGHT & JANICE 19120 E HWY 28A CLAREMORE OK 74017-0000 Parcel Location Situs 19120 E HWY 28A Subdivision Lot/Block / Parcel Size 18.82 - Acres Sec/Twn/Rng 34 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-03\IMG_0071 12/14/2020</p>														
Legal Description Lat/Long: 36.43645876 -95.48518377																			
NE NW NW & SW NE NW & S2 SE NE NW & W2 NW NE NW LESS E 193' N 265.7' AND LESS S/2 S/2 NE/4 NW/4.					Building Permits <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>R12</td> <td>R12-COMPLETION OF NEW SHOP</td> <td>03/2011</td> <td>06/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12-COMPLETION OF NEW SHOP	03/2011	06/2011	
Number	Description	Opened	Closed	Amount															
R12	R12-COMPLETION OF NEW SHOP	03/2011	06/2011																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1988/500	COMPTON, JANICE E &	11/05/2008	0	4										
					1959/91	ROUTSON, ERMA LIFE EST	06/05/2008	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax										
Remove Cap	0		Land Value 1,357	791	11%	87	Assessed	20,158	2,049.26										
Year Frozen	2017		Improvements 119,307	69,572		7,653	Penalty	0											
Uncapped Value	0		Mobile Home 193,590	112,890		12,418	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 314,254	183,253		20,158	Total Taxable	19,158	1,961.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660029804	COMPTON, DWIGHT & JANICE			70	297,530	1000	19,157	1,961.00										
2024	2024-660029804	COMPTON, DWIGHT & JANICE			70	310,669	1000	19,158	2,010.00										
2023	2023-660029804	COMPTON, DWIGHT & JANICE			70	271,510	1000	19,158	2,011.00										
2022	2022-660029804	COMPTON, DWIGHT & JANICE			70	257,005	1000	19,157	2,019.00										
2021	2021-660029804	COMPTON, DWIGHT & JANICE			70	249,167	1000	19,157	1,967.00										
2020	2020-660029804	COMPTON, DWIGHT & JANICE			70	204,410	1000	18,357	1,960.00										
2019	2019-660029804	COMPTON, DWIGHT & JANICE			70	194,679	1000	18,357	1,967.00										
2018	2018-660029804	COMPTON, DWIGHT & JANICE			70	213,399	1000	18,357	1,931.00										
2017	2017-660029804	COMPTON, DWIGHT & JANICE			70	210,216	1000	18,356	1,935.00										
2016	2016-660029804	COMPTON, DWIGHT & JANICE			70	194,009	1000	17,793	1,943.00										
2015	2015-660029804	COMPTON, DWIGHT & JANICE			70	183,733	1000	17,246	1,866.00										
2014	2014-660029804	COMPTON, DWIGHT & JANICE			70	184,717	1000	16,715	1,783.00										
2013	2013-660029804	COMPTON, DWIGHT & JANICE			70	156,351	1000	16,199	1,690.00										



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	988 / 988
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	5,648		
Lot Value			
Indicated Value	5,648	5.72	Per SqFt
Agland Value	1,357		
Site Improvements	95,523		
Total Value	102,528	103.77	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	88.53	Total Misc Impr	+	4,394
Roofing Adj	+ 4.07	Garage Cost	+	
Subfloor Adj	+ 2.43	Total RCN	=	104,666
Heat/Cool Adj	+ 1.59	Depreciation (96%)	-	100,479
Plumbing Adj	+ 4.87	Lump Sums	+	1,461
Basement Adj	+ 0.00	RCNLD	=	5,648
Adj Base Cost	= 101.49	Lot Value	+	
Total Area	x 988	Indicated Value	=	5,648
Adjusted Cost	= 100,272	Value Per SqFt		5.72

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,394.05		4,394
WODO	WOOD DECK - OPEN	71438	18x6		108	22.54	40%	1,461



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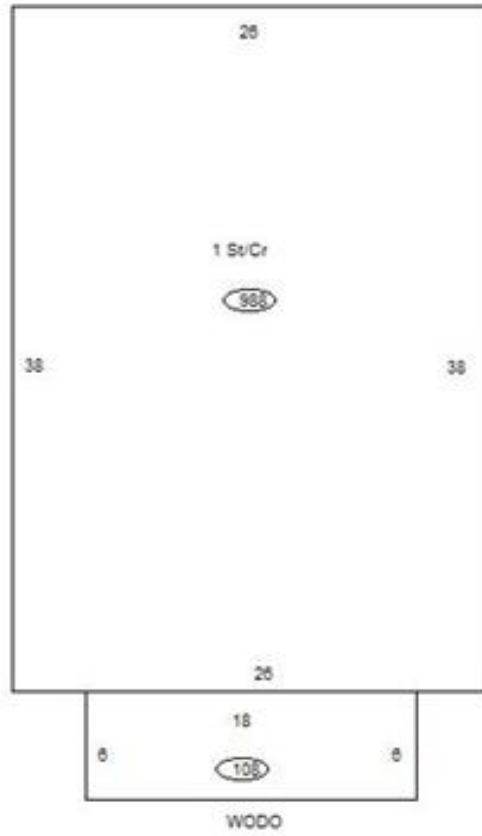
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	988	1.000	988
2	M	WODO		10	WODO	108	1.000	108
Total Building Area						988		988



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x12	Concrete	Formed Metal	900	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
	Base Cost (32.66 x 900)		29,394		29,394	2,058	27,336
	UTIL	SHOP BUILDING	40x60x12	Concrete	Formed Metal	2,400	
	Qual	3	Cond 3	Year 2011	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)		RCNLD
	Base Cost (28.05 x 2,400)		67,320		67,320	14,810	52,510
	LNT0	LEAN-TO	60x16x8	Concrete	Formed Metal	960	
	Qual	3	Cond 2	Year 2011	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)		RCNLD
	Base Cost (12.14 x 960)		11,654		11,654	6,759	4,895
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160	
	Qual	3	Cond 2	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (24.52 x 160)		3,923		3,923	3,923	
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96	
	Qual	3	Cond 1.5	Year 2010	Eff Age 19		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (27.79 x 96)		2,668		2,668	2,668	
	BNGP	Barn - General Purpose	24x40x8	Dirt	Galvanized Metal	960	
	Qual	3	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (20.40 x 960)		19,584		19,584	13,513	6,071
	BNGP	Barn - General Purpose	20x20x8	Dirt	Formed Metal	400	
	Qual	3	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (21.86 x 400)		8,744		8,744	6,033	2,711



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHIP	Shipping/Storage Container	8x40x0			320	
	Qual	0	Cond	Year	0	Eff Age	0

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 320)	2,000		2,000	2,000



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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 76 x 30
Condition	5 - Very Good
Quality	5.6 - Very Good
Architecture	1DW EXCP DWIDE MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,280 / 2,280
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	81.84	Total Misc Impr	+ 33,034
Roofing Adj	+ 4.19	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 272,662
Heat/Cool Adj	+ 3.33	Depreciation (29%)	- 79,072
Plumbing Adj	+ 15.74	Lump Sums	+ 18,136
Basement Adj	+ 0.00	RCNLD	= 211,726
Adj Base Cost	= 105.10	Lot Value	+
Total Area	x 2,280	Indicated Value	= 211,726
Adjusted Cost	= 239,628	Value Per SqFt	92.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,726		
Lot Value			
Indicated Value	211,726	92.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	211,726	92.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	148824	16x14		224	27.51		6,162
WODO	WOOD DECK - OPEN	148825	16x16		256	28.85	20%	5,908
EPSW	ENCLOSED PORCH - SOLID WALL	148826	30x14		420	63.98		26,872
WODC	WOOD DECK - COVERED	148827	16x14		224	54.70	25%	9,190
WODO	WOOD DECK - OPEN	148828	20x4		80	42.20	10%	3,038



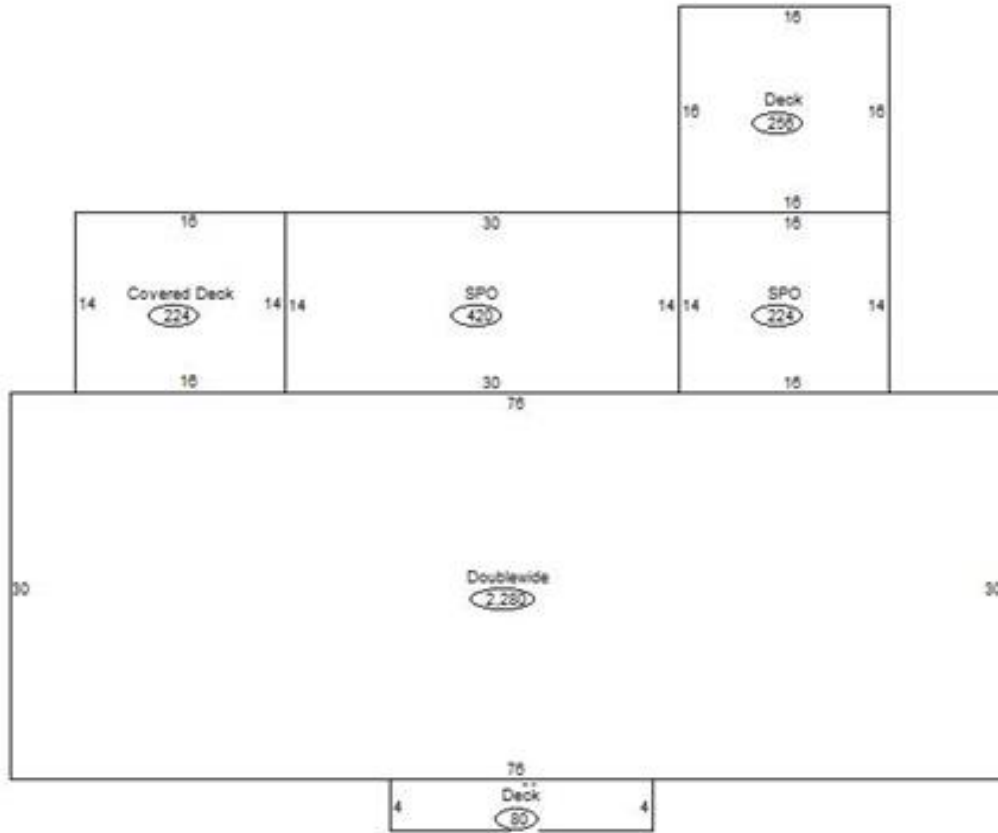
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	2,280	1.000	2,280
2	M	EPKS		13	Screen Porch	224	1.000	224
3	M	WODO		13	WODO	256	1.000	256
4	M	EPKS		13	Screen Porch	420	1.000	420
5	M	WODC		13	WODC	224	1.000	224
6	M	WODO		13	WODO	80	1.000	80
Total Building Area						2,280		2,280



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	14.820	63	63	934	934
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63		0	2.000	113	113	227	227
TMBR Totals						16.820			1,161	1,161
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	2.000	98	98	196	196
IMP PST Totals						2.000			196	196
Total Agland						18.820			1,357	1,357