



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	660063267			No Image On File							
Parcel ID	000000-00-0-00829-001-0026										
Cadastral ID	34-21-16-03410										
Property Type	REAL - Real Property										
Property Class	RRP	VI Area	1								
Tax Area	5 - JUSTUS RURAL/NO FIRE										
Name ID	308353										
BINKLEY, DOULGAS BRYAN & MELISSA MAE											
24677 S WELLS RANCH RD CLAREMORE OK 74019-0000											
Parcel Location											
Situs											
Subdivision	TIMBER VIEW										
Lot/Block	0026 / 0001	Parcel Size	1 - Lots								
Sec/Twn/Rng	34 / 21 / 16 / 5										
Neighborhood	1127 - R-V01,3,4-SE JUSTUS										
School District	S009 - JUSTUS-TIAWAH SCHOOLS										
Legal Description Lat/Long: 36.25376460 -95.57964082				Building Permits							
LOT 26 BLOCK 1 TIMBER VIEW				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					2278/493	YORK, DICK CO-TRUSTEE &	10/12/2012	17,000	YES		
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax		
Remove Cap	2013	Land Value	66,330	19,679	11%	2,165	Assessed	2,165	179.80		
Year Frozen	0	Improvements	0	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	66,330	19,679		2,165	Total Taxable	2,165	180.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	66,330	0	2,062	171.00		
2024	2024-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	66,330	0	1,964	164.00		
2023	2023-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	156.00		
2022	2022-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	156.00		
2021	2021-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	159.00		
2020	2020-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	158.00		
2019	2019-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	162.00		
2018	2018-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	162.00		
2017	2017-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	153.00		
2016	2016-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	160.00		
2015	2015-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	17,000	0	1,870	158.00		
2014	2014-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	25,000	0	2,750	236.00		
2013	2013-660063267	BINKLEY, DOULGAS BRYAN & MELISSA MAE			5	25,000	0	2,750	240.00		



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Lot Data		Square-Foot - NBHD 1127 #1		Primary Image			
Lot Size							
Lot Count							
Units Buildable	1						
Non-Ag Acres	1.3273						
Topography							
Street Access							
Utilities							
Amenities	LAND QUALITY		0				
			0				
Method	Square-Foot						
Base Lot Value	57,816.00 x 1.15 = 66,330						
Factor Value							
Adjustments	1.0000						
Lot Value	66,330						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adjusted R			
Base/Total Area /				Indicated Value			
Style				Direct Comparables			
HVAC				Selection Model	A Adam Test		
Roof Cover				Adjustment Model	1 2022 Residential		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	66,330		
Year/Eff Age /				Indicated Value	66,330	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	66,330	0.00	Total Value Per SqFt
Cost Approach				Manual : 01/2025			
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	+ 66,330				
Total Area	x	Indicated Value	= 66,330				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value