



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image				
Account	660067792				No Image On File				
Parcel ID	21N15E-35-1-00000-000-0000								
Cadastral ID	35-21-15-00770								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	325317								
FINK, RICHARD &/OR RANDY GASS									
26529 VINTAGE TRACE DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size			11.02 - Acres				
Sec/Twn/Rng	35 / 21 / 15 / 1								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description					Building Permits				
Lat/Long: 36.25720755 -95.67090098					Number	Description	Opened	Closed	Amount
S2 S2 SE NE & TR IN N2 SE SE NE DESC COMM SE/C NE; N01.2021W 330.24'; S88.3820W 421.23' TO POB; S88.3820W 240'; N01.1839W 185'; N88.3820E 240'; S01.1839E 185' TO POB.					ROLL	ROLL	10/2004	11/2004	
					Exemptions				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BASLER, KATHY A TRUSTEE	01/15/2016	163,000	YES
					1196/507	SMITH, MICHAEL J &	09/03/1999	75,000	Yes
					1075/275	ROBERTS, JIMMY D &	07/26/1997	37,500	Yes
					1069/809	WHITE, ERIC MCLAIN	06/19/1997	51,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2019	Land Value	148,698	63,471	11%	6,982	Assessed	6,982	727.05
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	148,698	63,471	6,982	Total Taxable	6,982	727.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660067792	FINK, RICHARD &/OR	4	148,698	0	6,649	692.00		
2024	2024-660067792	FINK, RICHARD &/OR	4	148,698	0	6,333	607.00		
2023	2023-660067792	FINK, RICHARD &/OR	4	54,830	0	6,031	569.00		
2022	2022-660067792	FINK, RICHARD &/OR	4	55,342	0	6,088	585.00		
2021	2021-660067792	FINK, RICHARD &/OR	4	55,342	0	5,822	545.00		
2020	2020-660067792	FINK, RICHARD &/OR	4	52,092	0	5,545	520.00		
2019	2019-660067792	FINK, RICHARD &/OR	4	48,006	0	5,281	503.00		
2018	2018-660067792	FINK, RICHARD &/OR	4	41,500	0	222	21.00		
2017	2017-660067792	BASLER, KATHY A TRUSTEE	4	41,500	0	211	20.00		
2016	2016-660067792	BASLER, KATHY A TRUSTEE	4	41,500	0	201	19.00		
2015	2015-660067792	BASLER, KATHY A TRUSTEE	4	41,500	0	192	19.00		
2014	2014-660067792	BASLER, KATHY A TRUSTEE	4	41,500	0	183	17.00		
2013	2013-660067792	BASLER, KATHY A TRUSTEE	4	41,500	0	174	17.00		



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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image				
Lot Size								
Lot Count	0							
Units Buildable								
Non-Ag Acres	10.8546							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	472,825.00 x .31 = 148,698							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	148,698			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	148,698			
Basement Area				Indicated Value	148,698	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value 148,698 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	+ 148,698					
Total Area	x	Indicated Value	= 148,698					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value