



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 17:54:40
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Assessment Data					Primary Image									
Account	660079456				No Image On File									
Parcel ID	000000-00-0-00482-001-0006													
Cadastral ID	30-21-16-11050													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area 1												
Tax Area	85 - CLRM SD-VERD TOWN/FIRE													
Name ID	329282													
MAGANA-TORRES, SAUL														
1551 SW ELK TRAIL CLAREMORE OK 74019-0000														
Parcel Location														
Situs	E MALLARD LAKE RD													
Subdivision	MALLARD LAKE CENTER													
Lot/Block	0006 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	30 / 21 / 16 / 5													
Neighborhood	5001 - TASC 2016													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.27669705 -95.63875965														
Building Permits														
LOT 6 BLOCK 1 MALLARD LAKE CENTER														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	GSA PROPERTIES LLC	04/20/2021	135,000	YES					
					2599/637	HIGHFILL PROPERTIES LLC	12/13/2016	22,000	YES					
					2600/372	ARMAND LOCKE REMAINDER	12/09/2016	25,000	YES					
					1934/592	FCX LLC	12/17/2007	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2022	Land Value	134,997	134,997	11%	14,850	Assessed	14,850	1,621.20					
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	134,997	134,997	14,850	Total Taxable	14,850	1,621.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660079456	MAGANA-TORRES, SAUL	85	134,997	0	14,850	1,622.00							
2024	2024-660079456	MAGANA-TORRES, SAUL	85	134,997	0	14,850	1,525.00							
2023	2023-660079456	MAGANA-TORRES, SAUL	85	135,000	0	14,850	1,513.00							
2022	2022-660079456	MAGANA-TORRES, SAUL	85	134,997	0	14,850	1,528.00							
2021	2021-660079456	MAGANA-TORRES, SAUL	85	117,239	0	12,896	1,272.00							
2020	2020-660079456	GSA PROPERTIES LLC	85	336,803	0	37,048	3,774.00							
2019	2019-660079456	GSA PROPERTIES LLC	85	336,800	0	37,048	3,813.00							
2018	2018-660079456	GSA PROPERTIES LLC	85	336,800	0	37,048	3,805.00							
2017	2017-660079456	GSA PROPERTIES LLC	85	336,800	0	37,048	3,780.00							
2016	2016-660079456	ARMAND LOCKE REMAINDER	85	336,800	0	14,095	1,466.00							
2015	2015-660079456	ARMAND LOCKE REMAINDER	85	336,800	0	13,423	1,346.00							
2014	2014-660079456	ARMAND LOCKE REMAINDER	85	336,800	0	12,784	1,317.00							
2013	2013-660079456	ARMAND LOCKE REMAINDER	85	336,800	0	12,175	1,239.00							



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="padding-left: 100px;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 82,764.00 x .89 = 74,052</p> <p>Factor Value 0</p> <p>Adjustments 182.3%</p> <p>Lot Value 134,997</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 134,997</p> <p>Cost Approach Value 134,997</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 134,997</p> <p>Total Appraised Value 134,997</p>	