



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 17:54:42
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Assessment Data					Primary Image				
Account 660079457 Parcel ID 000000-00-0-00482-001-0007 Cadastral ID 30-21-16-11060 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 0007 / 0001 Parcel Size .75 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.27737924 -95.63905669					Building Permits				
LOT 7 BLOCK 1 LESS E 94.50' MALLARD LAKE CENTER					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	G3G LLC	10/31/2019	100,000	YES
					2608/897	HIGHFILL PROPERTIES LLC	12/13/2016	43,500	WG
					2602/147	ARMAND LOCKE REMAINDER	12/09/2016	25,000	WG
					1934/593	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	2020		Land Value 99,998	99,998	11%	11,000	Assessed	11,000	1,200.89
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 99,998	99,998		11,000	Total Taxable	11,000	1,201.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660079457	MAGANA-TORRES, SAUL			85	99,998	0	11,000	1,201.00
2024	2024-660079457	MAGANA-TORRES, SAUL			85	99,998	0	11,000	1,130.00
2023	2023-660079457	MAGANA-TORRES, SAUL			85	99,998	0	11,000	1,121.00
2022	2022-660079457	MAGANA-TORRES, SAUL			85	99,998	0	11,000	1,131.00
2021	2021-660079457	MAGANA-TORRES, SAUL			85	99,998	0	11,000	1,084.00
2020	2020-660079457	MAGANA-TORRES, SAUL			85	99,998	0	11,000	1,120.00
2019	2019-660079457	G3G LLC			85	32,280	0	3,551	366.00
2018	2018-660079457	G3G LLC			85	32,280	0	3,551	365.00
2017	2017-660079457	G3G LLC			85	335,400	0	36,894	3,764.00
2016	2016-660079457	ARMAND LOCKE REMAINDER			85	335,400	0	14,095	1,466.00
2015	2015-660079457	ARMAND LOCKE REMAINDER			85	335,400	0	13,423	1,346.00
2014	2014-660079457	ARMAND LOCKE REMAINDER			85	335,400	0	12,784	1,317.00
2013	2013-660079457	ARMAND LOCKE REMAINDER			85	335,400	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 60,984.00 x 1.04 = 63,162</p> <p>Factor Value 0</p> <p>Adjustments 158.32%</p> <p>Lot Value 99,998</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 99,998</p> <p>Cost Approach Value 99,998</p>	<p>Image Information</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 99,998</p> <p>Total Appraised Value 99,998</p>	