



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660080432 <b>Parcel ID</b> 23N17E-20-2-00000-000-0000 <b>Cadastral ID</b> 20-23-17-01730 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 259479 CARTER, KENNETH & ANGELA  10051 S 4200 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 10051 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 20 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (298)\IMG_0025.JPG 11/15/2023</p>														
<b>Legal Description</b> Lat/Long: 36.46593669 -95.52418307																			
NW NW NW					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1370/516	CARTER, LORETTA	04/15/2002	0	11										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	101.660	<b>Current Tax</b>										
Remove Cap	0		Land Value 1,572	1,572	11%	173	Assessed	14,703	1,494.71										
Year Frozen	0		Improvements 132,096	132,096		14,530	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-89.00										
TIF Project ID	0		Total Value 133,668	133,668		14,703	Total Taxable	13,703	1,406.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660080432	CARTER, KENNETH & ANGELA			70	134,154	1000	13,757	1,412.00										
2024	2024-660080432	CARTER, KENNETH & ANGELA			70	161,815	1000	14,670	1,543.00										
2023	2023-660080432	CARTER, KENNETH & ANGELA			70	21,191	1000	895	106.00										
2022	2022-660080432	CARTER, KENNETH & ANGELA			70	21,666	1000	840	103.00										
2021	2021-660080432	CARTER, KENNETH & ANGELA			70	16,239	1000	786	95.00										
2020	2020-660080432	CARTER, KENNETH & ANGELA			70	26,490	1000	1,914	219.00										
2019	2019-660080432	CARTER, KENNETH & ANGELA			70	25,884	1000	1,847	213.00										
2018	2018-660080432	CARTER, KENNETH & ANGELA			70	28,566	1000	1,943	218.00										
2017	2017-660080432	CARTER, KENNETH & ANGELA			70	28,268	1000	1,858	211.00										
2016	2016-660080432	CARTER, KENNETH & ANGELA			70	27,466	1000	1,774	209.00										
2015	2015-660080432	CARTER, KENNETH & ANGELA			70	29,093	1000	1,694	198.00										
2014	2014-660080432	CARTER, KENNETH & ANGELA			70	29,869	1000	1,615	187.00										
2013	2013-660080432	CARTER, KENNETH & ANGELA			70	28,710	1000	1,539	174.00										



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<b>Lot Data</b> - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)		<b>Primary Image</b>						
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		<div style="border: 1px solid black; height: 300px; width: 100%;"></div>						
<b>Residential Data</b>								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area 0 / 0 Style HVAC Roof Cover Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<b>GRM Approach</b>								
GRM Code Gross Rent 0.00 Indicated Value								
<b>Multiple Regression</b>								
MRA Code Adjusted R Indicated Value								
<b>Direct Comparables</b>								
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 1,572 Site Improvements 1,219 Total Value 2,791 0.00 Total Value Per SqFt								
<b>Cost Approach</b> Manual : 01/2025								
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00  Total Area x 0 Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00							
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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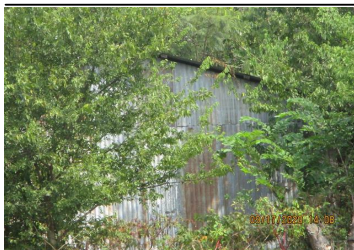
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 1990	Eff Age 27		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.51 x 240)	4,202		4,202	2,983	1,219



BNGP	Barn - General Purpose	20x40x0	Dirt	Galvanized Metal	800
Qual 3	Cond 3	Year 1970	Eff Age 42		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.04 x 800)	16,832		16,832	16,832	



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 56 x 25
Condition	4 - Good
Quality	4.4 - Good
Architecture	1DW EXCP DWIDE MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	130,877
Lot Value	
Indicated Value	130,877
Agland Value	93.48 Per SqFt
Site Improvements	
Total Value	130,877
	93.48 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	79.16	Total Misc Impr	+	0			
Roofing Adj	+ 3.91	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	138,264			
Heat/Cool Adj	+ 4.54	Depreciation ( 7%)	-	9,678			
Plumbing Adj	+ 11.15	Lump Sums	+	2,291			
Basement Adj	+ 0.00	RCNLD	=	130,877			
Adj Base Cost	= 98.76	Lot Value	+				
Total Area	x 1,400	Indicated Value	=	130,877			
Adjusted Cost	= 138,264	Value Per SqFt		93.48			

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	168330	10x6		60	38.19		2,291



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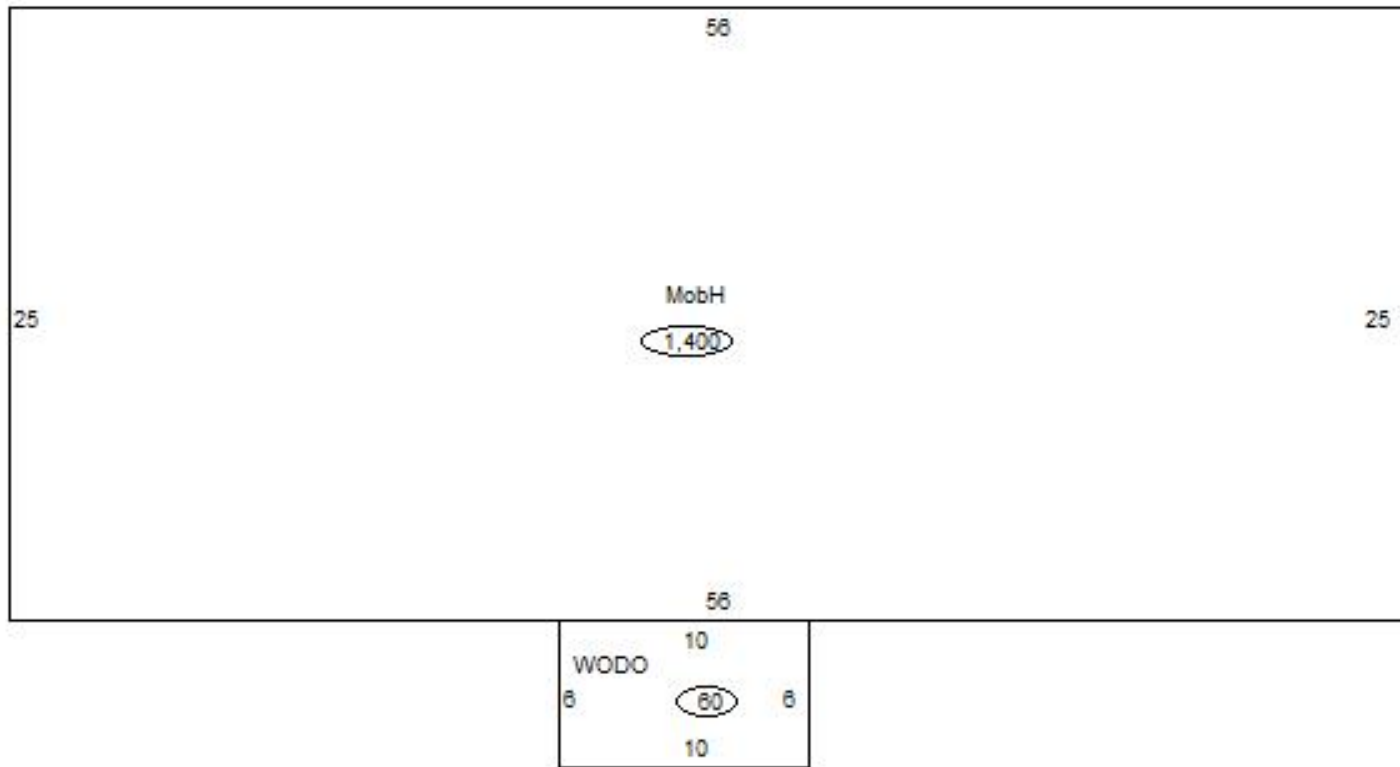
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	MobH	1,400	1.000	1,400
2	M	WODO		10	WODO	60	1.000	60
<b>Total Building Area</b>						1,400		1,400



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.000	122	122	612	612
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.000	192	192	960	960
<b>NTV PST Totals</b>						10.000			1,572	1,572
<b>Total Agland</b>						10.000			1,572	1,572