



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 660084241 Parcel ID 000000-00-0-91092-001-0001 Cadastral ID 11-20-15-01321 Property Type REAL - Real Property Property Class RUWA VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 219384 RURAL SEWER DISTRICT #1 PO BOX 1294 CLAREMORE OK 74018-1294 Parcel Location Situs 26301 S 4110 RD Subdivision RURAL SEWER DIST #1 Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S008 - VERDIGRIS SCHOOLS					<p>660084241 10/02/25</p> <p>660084241_002.JPG 10/15/2025</p>														
Legal Description Lat/Long: 36.23210558 -95.69005822																			
Legal Description LOT 1 BLOCK 1 RURAL SEWER DIST #1.					Building Permits <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>2011-02</td> <td>CLOSED WILL CHECK ALL EXEMPT PI</td> <td>01/2011</td> <td>11/2013</td> <td>247,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2011-02	CLOSED WILL CHECK ALL EXEMPT PI	01/2011	11/2013	247,000
Number	Description	Opened	Closed	Amount															
2011-02	CLOSED WILL CHECK ALL EXEMPT PI	01/2011	11/2013	247,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2079/683	1ST BANK OKLAHOMA	01/06/2010	0											
					1645/891	RURAL SEWER DISTRICT #1	12/24/2004	45,500	YES										
					1558/420	1ST BANK OKLAHOMA	01/21/2004	0	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2011		Land Value	31,113	0	11%	0	Assessed	0 0.00										
Year Frozen	0		Improvements	200,319	0		0	Penalty	0 0.00										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	231,432	0		0	Total Taxable	0 0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660084241	RURAL SEWER DISTRICT #1			80	238,357	0		.00										
2024	2024-660084241	RURAL SEWER DISTRICT #1			80	117,902	0		.00										
2023	2023-660084241	RURAL SEWER DISTRICT #1			80	212,204	0		.00										
2022	2022-660084241	RURAL SEWER DISTRICT #1			80	196,162	0		.00										
2021	2021-660084241	RURAL SEWER DISTRICT #1			80	196,162	0		.00										
2020	2020-660084241	RURAL SEWER DISTRICT #1			80	196,162	0		.00										
2019	2019-660084241	RURAL SEWER DISTRICT #1			80	197,341	0		.00										
2018	2018-660084241	RURAL SEWER DISTRICT #1			80	191,522	0		.00										
2017	2017-660084241	RURAL SEWER DISTRICT #1			80	191,867	0		.00										
2016	2016-660084241	RURAL SEWER DISTRICT #1			80	191,454	0		.00										
2015	2015-660084241	RURAL SEWER DISTRICT #1			80	45,500	0		.00										
2014	2014-660084241	RURAL SEWER DISTRICT #1			80	45,500	0		.00										
2013	2013-660084241	RURAL SEWER DISTRICT #1			80	45,500	0		.00										



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	45500			
Non-Ag Acres	0.571			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	24,890.00 x 1.25 =			31,113
Factor Value	0			
Adjustments				
Lot Value	31,113			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1105382	
Total Building Area	1,550	Image Date	10/15/2025	
Total Base Value	250,186	Name	002.JPG	
Modifier Value		Description	660084241_002.JPG	
Misc Improvements				
Replacement Cost New	250,186			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	187,639			
Economic Depreciation				
RCNLD (All Sources)	187,639			
Depreciated Improvements				
Outbuilding Value	12,680			
Total Improvement Value	200,319			
Land Value	31,113			
Cost Approach Value	231,432	149.31/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	12,680	
Miscellaneous Income		Land Value	31,113	
Effective Gross Income (EGI)		Total Appraised Value	231,432	
Total Expenses			149.31/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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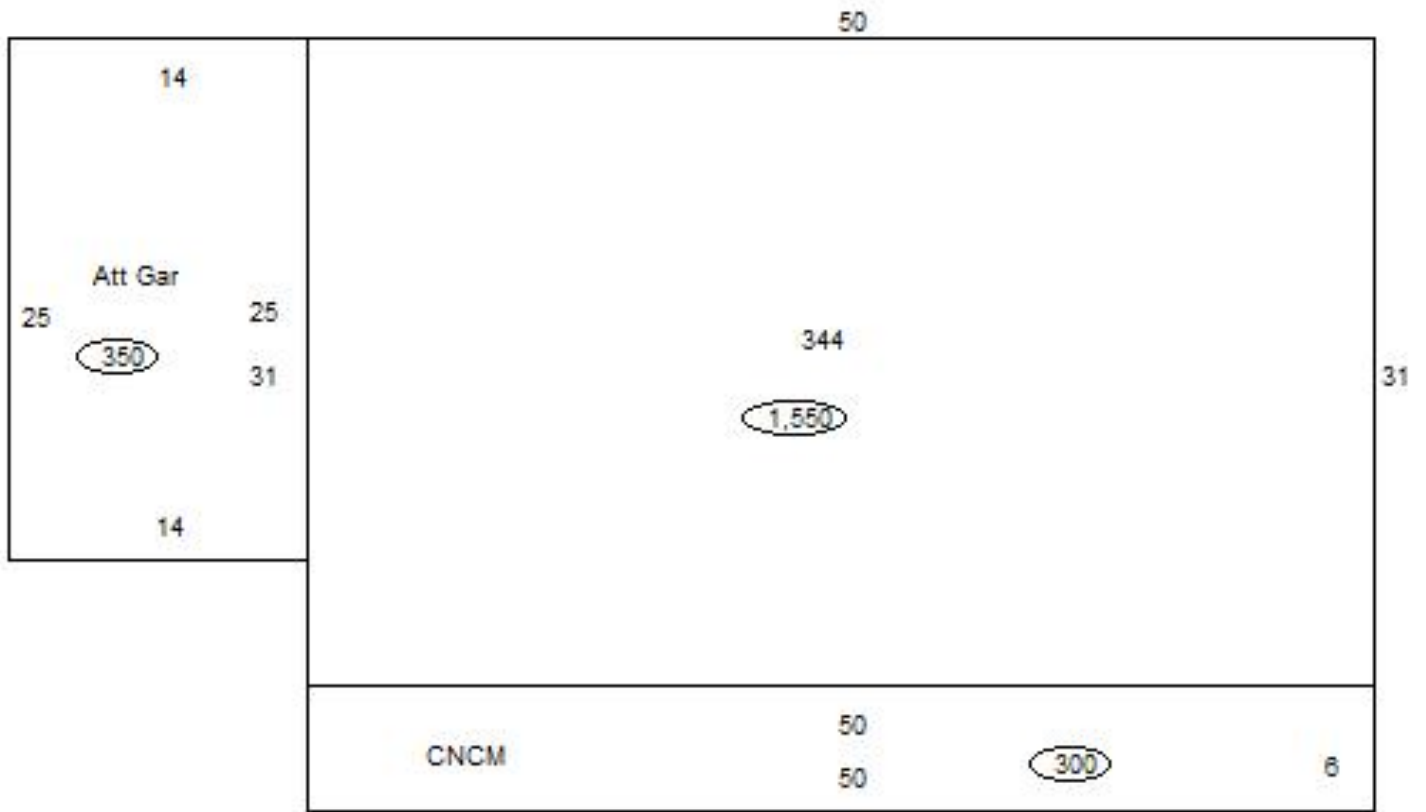
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	1,550	1.000	1,550
2	O	GRAT		13	Att Gar	350	1.000	350
3	O	CNCM		13	CNCM	300	1.000	300
Total Building Area						1,550		1,550



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Account 660084241
Parcel ID 000000-00-0-91092-001-0001
Cadastral ID 11-20-15-01321

Tax Area Code 80
Property Class RUWA
Owners Name RURAL SEWER DISTRICT #1

Building Data

Building ID 3622
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,550
Average Perimeter 162
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1985
Effective Age 21
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0009.JPG
Image Date 4/16/2021
Image Name IMG_0009.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 96.37
Wall Cost 48.32
HVAC Cost 16.72
Basement Cost 0.00
Total Base Cost 161.41
Total Area 1,550
Base RCN 250,186
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 250,186
Physical Depreciation 25%
Functional Depreciation
Total Depreciation 25% (62,547)
Total RCNLD 187,639
Lump Sums
Total Building Value 187,639 \$ 121.06 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		2,240
	Qual 3	Cond 3	Year 2010	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.30 x 2,240)		7,392	5,174	2,218



GRAT	GARAGE - ATTACHED	14x25x8	Concrete		350
Qual 3	Cond 3	Year 1985	Eff Age 31		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (35.21 x 350)		12,324	7,148	5,176

CNCM	CANOPY OVER DECK	6x50x10	Concrete	Composition Shingle	300
Qual 3	Cond 3	Year 1985	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (30.38 x 300)		9,114	3,828	5,286

Total Site Improvement Value 12,680