



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:05:53
 Page 1

Assessment Data					Primary Image																																												
Account 660085317 Parcel ID 000000-00-0-00922-004-0014 Cadastral ID 02-20-15-11200 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 339468 PEYTON, DEVIN & SARAH CLAYTON 8435 OVERLOOK TRAIL CLAREMORE OK 74019-0000 Parcel Location Situs 08435 E OVERLOOK TRL Subdivision WILLOW GORGE Lot/Block 0014 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1146 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																	
Legal Description Lot/Long: 36.24741074 -95.68205858																																																	
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>12-02</td> <td>R13-NEW 1822 SQ FT SFR</td> <td>01/2012</td> <td>05/2012</td> <td>140,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	12-02	R13-NEW 1822 SQ FT SFR	01/2012	05/2012	140,000																														
Number	Description	Opened	Closed	Amount																																													
12-02	R13-NEW 1822 SQ FT SFR	01/2012	05/2012	140,000																																													
Exemptions					Sale History																																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>LACINA, RICHARD A & KATHRYN L</td> <td>08/24/2022</td> <td>285,000</td> <td>YES</td> </tr> <tr> <td>2259/367</td> <td>GREEN RIVER HOMES LLC</td> <td>07/20/2012</td> <td>190,000</td> <td>YES</td> </tr> <tr> <td>2218/101</td> <td>SPIRITBANK</td> <td>01/03/2012</td> <td>28,500</td> <td>3</td> </tr> <tr> <td>1969/688</td> <td>TANGLEWOOD PROPERTIES LLC</td> <td>07/24/2008</td> <td>0</td> <td>9</td> </tr> <tr> <td>1676/314</td> <td>VERDIGRIS LAND CO LLC</td> <td>04/25/2005</td> <td>1,386,500</td> <td>11</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	LACINA, RICHARD A & KATHRYN L	08/24/2022	285,000	YES	2259/367	GREEN RIVER HOMES LLC	07/20/2012	190,000	YES	2218/101	SPIRITBANK	01/03/2012	28,500	3	1969/688	TANGLEWOOD PROPERTIES LLC	07/24/2008	0	9	1676/314	VERDIGRIS LAND CO LLC	04/25/2005	1,386,500	11
Code	Type	Active	Maximum	Exemption																																													
H	Homestead	No	1,000																																														
Bk/Pg	Grantor	Date	Price	Code																																													
/	LACINA, RICHARD A & KATHRYN L	08/24/2022	285,000	YES																																													
2259/367	GREEN RIVER HOMES LLC	07/20/2012	190,000	YES																																													
2218/101	SPIRITBANK	01/03/2012	28,500	3																																													
1969/688	TANGLEWOOD PROPERTIES LLC	07/24/2008	0	9																																													
1676/314	VERDIGRIS LAND CO LLC	04/25/2005	1,386,500	11																																													
Parcel Valuation																																																	
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																								
Remove Cap	2023	Land Value	39,180	39,180	11%	4,310	Assessed	31,560	3,286.40																																								
Year Frozen	0	Improvements	247,728	247,728		27,250	Penalty	0																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																								
TIF Project ID	0	Total Value	286,908	286,908		31,560	Total Taxable	31,560	3,286.00																																								
Assessment History																																																	
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																								
2025	2025-660085317	PEYTON, DEVIN &			80	274,623	0	30,209	3,146.00																																								
2024	2024-660085317	PEYTON, DEVIN &			80	285,000	0	31,350	3,005.00																																								
2023	2023-660085317	PEYTON, DEVIN &			80	285,000	0	31,350	2,960.00																																								
2022	2022-660085317	PEYTON, DEVIN &			80	253,529	1000	24,748	2,389.00																																								
2021	2021-660085317	LACINA, RICHARD A & KATHRYN L			80	227,259	1000	23,998	2,257.00																																								
2020	2020-660085317	LACINA, RICHARD A & KATHRYN L			80	225,556	1000	23,279	2,193.00																																								
2019	2019-660085317	LACINA, RICHARD A & KATHRYN L			80	214,287	1000	22,572	2,160.00																																								
2018	2018-660085317	LACINA, RICHARD A & KATHRYN L			80	212,959	1000	22,425	2,147.00																																								
2017	2017-660085317	LACINA, RICHARD A & KATHRYN L			80	211,192	1000	22,231	2,134.00																																								
2016	2016-660085317	LACINA, RICHARD A & KATHRYN L			80	215,638	1000	22,143	2,132.00																																								
2015	2015-660085317	LACINA, RICHARD A & KATHRYN L			80	204,263	1000	21,469	2,083.00																																								
2014	2014-660085317	LACINA, RICHARD A & KATHRYN L			80	207,740	1000	21,099	1,939.00																																								
2013	2013-660085317	LACINA, RICHARD A & KATHRYN L			80	195,051	1000	20,456	1,947.00																																								



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:05:53
 Page 2

Lot Data		Square-Foot - NBHD 1146 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2998		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	13,060.00 x 3.00 = 39,180		
Factor Value			
Adjustments	1.0000		
Lot Value	39,180		



\\tsclient\T\TOMMY DUNLAP\New folder (22)\IMG_0025.JPG 3/14/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,916 / 1,916
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,916
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	491 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	250,817 130.91 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	259,240 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	247,728
Lot Value	39,180
Indicated Value	286,908 149.74 Per SqFt
Agland Value	
Site Improvements	
Total Value	286,908 149.74 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.44	Total Misc Impr	+ 8,284				
Roofing Adj	+ 4.74	Garage Cost	+ 19,679				
Subfloor Adj	+ -2.24	Total RCN	= 278,346				
Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 30,618				
Plumbing Adj	+ 8.10	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 247,728				
Adj Base Cost	= 130.68	Lot Value	+ 39,180				
Total Area	x 1,916	Indicated Value	= 286,908				
Adjusted Cost	= 250,383	Value Per SqFt	149.74				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115090	150		150	26.46		3,969
PRCH	SLAB PORCH - COVERED	115092	84		84	26.66		2,239
PATO	Patio - Open	179499	14x14		196	10.59		2,076

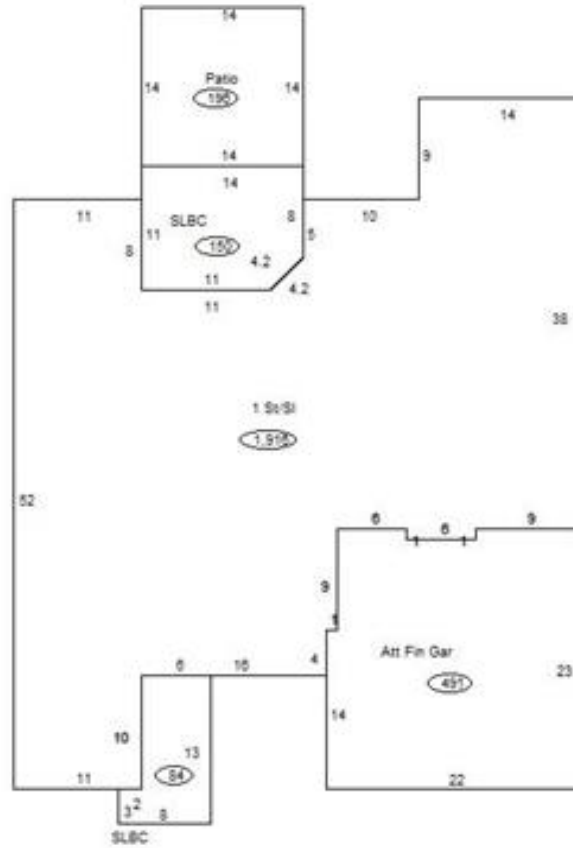


Rogers
Assessment Property Record Card for Tax Year 2026
 Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:05:53
 Page 3

Sketch Image

660085317



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,916	1.000	1,916
2	M	PRCH		13	SLBC	150	1.000	150
3	G	5		13	Att Fin Gar	491	1.000	491
4	M	PRCH		13	SLBC	84	1.000	84
5	M	PATO		13	Patio	196	1.000	196
Total Building Area						1,916		1,916