



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:27:21  
Page 1

Assessment Data					Primary Image																																																																																				
<b>Account</b> 660100040 <b>Parcel ID</b> 20N15E-12-1-00000-000-0160 <b>Cadastral ID</b> 12-20-15-00160 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 288697 RECTOR, ALAN DUANE &  JOANN DENISE 26030 S 4130 RD CLAREMORE OK 74019-0000																																																																																									
<b>Parcel Location</b> <b>Situs</b> 26030 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 12 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																									
<b>Legal Description</b> Lat/Long: 36.23382943 -95.65577115 TR DESC ON 2603-109 AS BEG NE/C SECL S01.3223E 833.22'; S88 0628W 521.76'; N01.3223W 836.79'; N88.2956E 521.75' TO POB.					<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>R17 000057</td> <td>R19-NEW DTCH ACC BLDG 30X40 SQ</td> <td>12/2017</td> <td>06/2018</td> <td>80,000</td> </tr> <tr> <td>R 2017 08 33</td> <td>R19-NEW SFR 2400 SQ FT</td> <td>03/2017</td> <td>06/2018</td> <td>270,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17 000057	R19-NEW DTCH ACC BLDG 30X40 SQ	12/2017	06/2018	80,000	R 2017 08 33	R19-NEW SFR 2400 SQ FT	03/2017	06/2018	270,000																																																																	
Number	Description	Opened	Closed	Amount																																																																																					
R17 000057	R19-NEW DTCH ACC BLDG 30X40 SQ	12/2017	06/2018	80,000																																																																																					
R 2017 08 33	R19-NEW SFR 2400 SQ FT	03/2017	06/2018	270,000																																																																																					
<b>Exemptions</b> <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>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <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>2603/109</td> <td>WIECZOREK, LAURA ANN</td> <td>12/27/2016</td> <td>130,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2603/109	WIECZOREK, LAURA ANN	12/27/2016	130,000	YES																																																												
Code	Type	Active	Maximum	Exemption																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																					
2603/109	WIECZOREK, LAURA ANN	12/27/2016	130,000	YES																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value</td> <td>1,920</td> <td>1,920</td> <td>11%</td> <td>211</td> <td>Assessed</td> <td>52,558 5,472.96</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>518,693</td> <td>475,882</td> <td></td> <td>52,347</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000 -87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>520,613</td> <td>477,802</td> <td>52,558</td> <td>Total Taxable</td> <td>51,558</td> <td>5,386.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2017	Land Value	1,920	1,920	11%	211	Assessed	52,558 5,472.96	Year Frozen		Improvements	518,693	475,882		52,347	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -87.00	TIF Project ID	0	Total Value	520,613	477,802	52,558	Total Taxable	51,558	5,386.00																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																	
Remove Cap	2017	Land Value	1,920	1,920	11%	211	Assessed	52,558 5,472.96																																																																																	
Year Frozen		Improvements	518,693	475,882		52,347	Penalty	0																																																																																	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -87.00																																																																																	
TIF Project ID	0	Total Value	520,613	477,802	52,558	Total Taxable	51,558	5,386.00																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>463,886</td> <td>1000</td> <td>50,028</td> <td>5,226.00</td> </tr> <tr> <td>2024</td> <td>2024-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>477,205</td> <td>1000</td> <td>51,493</td> <td>4,946.00</td> </tr> <tr> <td>2023</td> <td>2023-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>495,954</td> <td>1000</td> <td>53,555</td> <td>5,066.00</td> </tr> <tr> <td>2022</td> <td>2022-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>577,358</td> <td>1000</td> <td>57,973</td> <td>5,583.00</td> </tr> <tr> <td>2021</td> <td>2021-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>526,657</td> <td>1000</td> <td>56,255</td> <td>5,275.00</td> </tr> <tr> <td>2020</td> <td>2020-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>523,158</td> <td>0</td> <td>55,588</td> <td>5,213.00</td> </tr> <tr> <td>2019</td> <td>2019-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>485,265</td> <td>0</td> <td>52,940</td> <td>5,042.00</td> </tr> <tr> <td>2018</td> <td>2018-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>130,002</td> <td>0</td> <td>14,300</td> <td>1,363.00</td> </tr> <tr> <td>2017</td> <td>2017-660100040</td> <td>RECTOR, ALAN DUANE &amp;</td> <td>4</td> <td>130,002</td> <td>0</td> <td>14,300</td> <td>1,366.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660100040	RECTOR, ALAN DUANE &	4	463,886	1000	50,028	5,226.00	2024	2024-660100040	RECTOR, ALAN DUANE &	4	477,205	1000	51,493	4,946.00	2023	2023-660100040	RECTOR, ALAN DUANE &	4	495,954	1000	53,555	5,066.00	2022	2022-660100040	RECTOR, ALAN DUANE &	4	577,358	1000	57,973	5,583.00	2021	2021-660100040	RECTOR, ALAN DUANE &	4	526,657	1000	56,255	5,275.00	2020	2020-660100040	RECTOR, ALAN DUANE &	4	523,158	0	55,588	5,213.00	2019	2019-660100040	RECTOR, ALAN DUANE &	4	485,265	0	52,940	5,042.00	2018	2018-660100040	RECTOR, ALAN DUANE &	4	130,002	0	14,300	1,363.00	2017	2017-660100040	RECTOR, ALAN DUANE &	4	130,002	0	14,300	1,366.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																		
2025	2025-660100040	RECTOR, ALAN DUANE &	4	463,886	1000	50,028	5,226.00																																																																																		
2024	2024-660100040	RECTOR, ALAN DUANE &	4	477,205	1000	51,493	4,946.00																																																																																		
2023	2023-660100040	RECTOR, ALAN DUANE &	4	495,954	1000	53,555	5,066.00																																																																																		
2022	2022-660100040	RECTOR, ALAN DUANE &	4	577,358	1000	57,973	5,583.00																																																																																		
2021	2021-660100040	RECTOR, ALAN DUANE &	4	526,657	1000	56,255	5,275.00																																																																																		
2020	2020-660100040	RECTOR, ALAN DUANE &	4	523,158	0	55,588	5,213.00																																																																																		
2019	2019-660100040	RECTOR, ALAN DUANE &	4	485,265	0	52,940	5,042.00																																																																																		
2018	2018-660100040	RECTOR, ALAN DUANE &	4	130,002	0	14,300	1,363.00																																																																																		
2017	2017-660100040	RECTOR, ALAN DUANE &	4	130,002	0	14,300	1,366.00																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:27:21  
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,400
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,500 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 6



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-12-21\IMG\_001 12/28/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	454,546	189.39	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.67	Total Misc Impr	+	20,468			
Roofing Adj	+ 5.66	Garage Cost	+	69,960			
Subfloor Adj	+ -3.10	Total RCN	=	378,452			
Heat/Cool Adj	+ 14.47	Depreciation ( 6%)	-	22,707			
Plumbing Adj	+ 9.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	355,745			
Adj Base Cost	= 120.01	Lot Value	+				
Total Area	x 2,400	Indicated Value	=	355,745			
Adjusted Cost	= 288,024	Value Per SqFt		148.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	355,745		
Lot Value			
Indicated Value	355,745	148.23	Per SqFt
Agland Value	1,920		
Site Improvements	36,719		
Total Value	394,384	164.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	Slab Porch - Covered	138112	60x12		720	27.35		19,692
PATO	Slab Porch - Open	138114	10x6		60	12.93		776



# Rogers

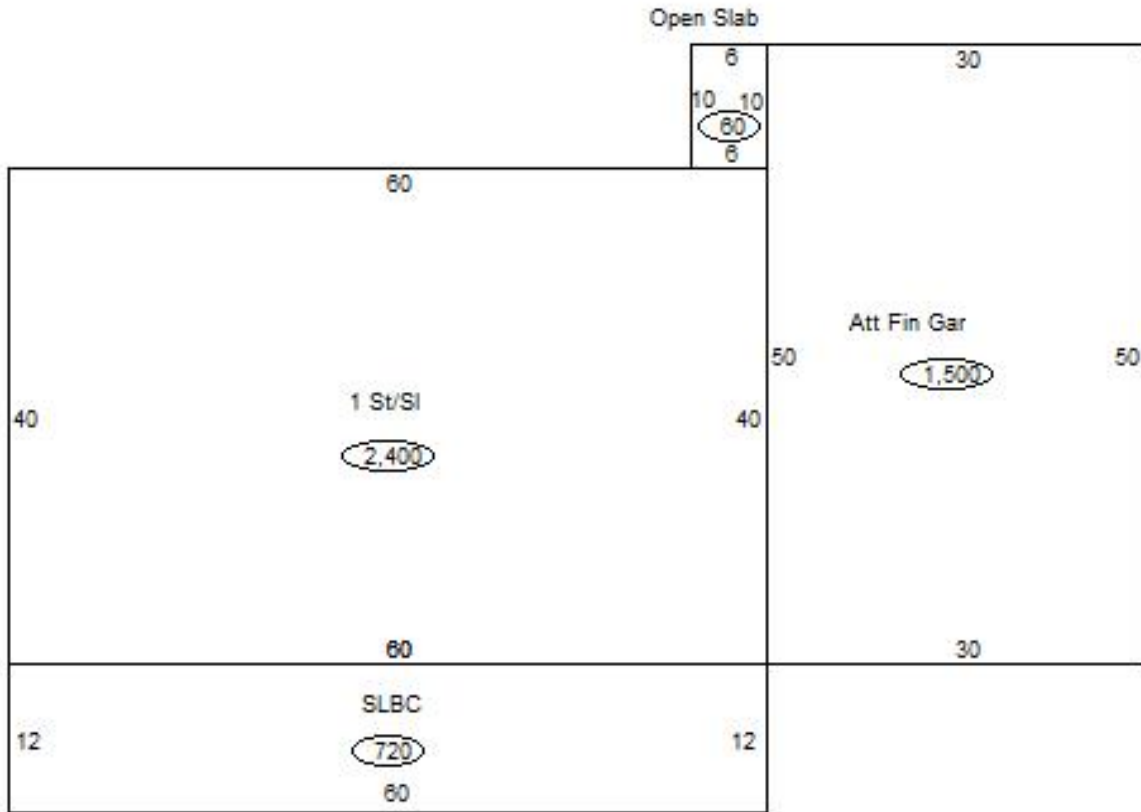
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:27:21  
 Page 3

Sketch Image

660100040



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,400	1.000	2,400
2	M	PRCH		20	SLBC	720	1.000	720
3	G	5		20	Att Fin Gar	1,500	1.000	1,500
4	M	PATO		20	Open Slab	60	1.000	60
<b>Total Building Area</b>						2,400		2,400



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:27:21  
 Page 4

660100040

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	70x30x12	Dirt	Formed Metal	2,100
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (18.33 x 2,100)	38,493		38,493	4,234	34,259

LOAF	Loafing Shed		12x20x8	Base	Formed Metal	240
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6			

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.12 x 240)	1,709		1,709	479	1,230

LOAF	Loafing Shed		12x20x8	Base	Formed Metal	240
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6			

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.12 x 240)	1,709		1,709	479	1,230



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:27:21  
 Page 5

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



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-12-21\IMG\_00! 12/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 6

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	

Cost Approach		Manual : 01/2025	
Base Cost	89.26	Total Misc Impr	+ 4,134
Roofing Adj	+ 4.73	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 134,286
Heat/Cool Adj	+ 10.30	Depreciation ( 6%)	- 8,057
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 126,229
Adj Base Cost	= 108.46	Lot Value	+
Total Area	x 1,200	Indicated Value	= 126,229
Adjusted Cost	= 130,152	Value Per SqFt	105.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,229		
Lot Value			
Indicated Value	126,229	105.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	126,229	105.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138116	20x10		200	20.67		4,134



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

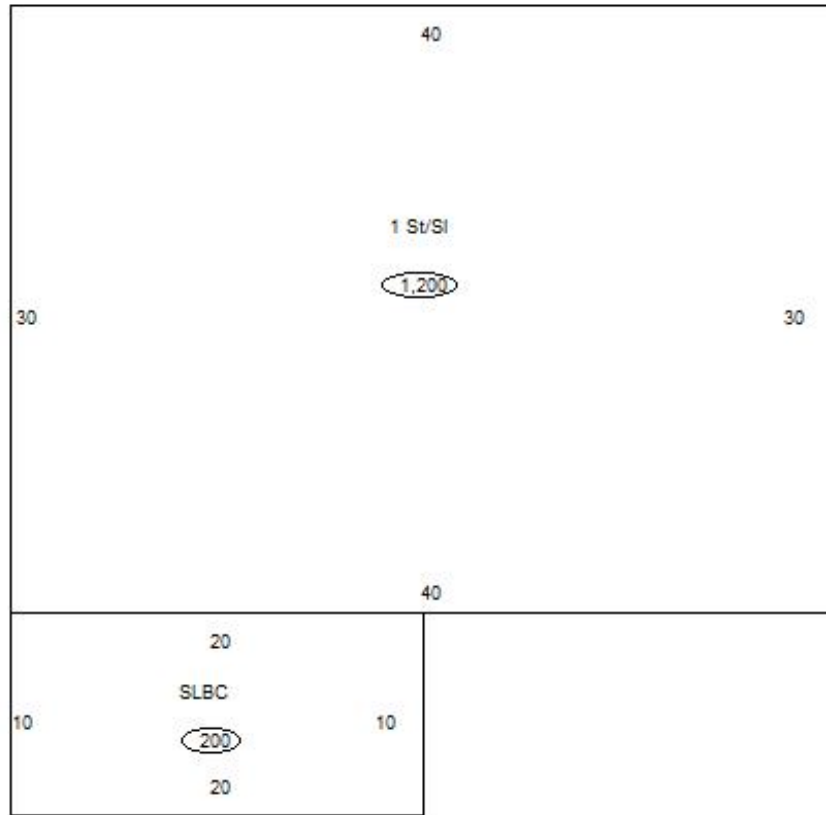
Date 04/18/2026

Time 09:27:21

Page 6

### Sketch Image

660100040



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,200	1.000	1,200
2	M	PRCH		10	SLBC	200	1.000	200
<b>Total Building Area</b>						1,200		1,200



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:27:22  
Page 7

### Agland Inventory

660100040

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			10.000	192	192	1,920	1,920
<b>NTV PST Totals</b>						10.000			1,920	1,920
<b>Total Agland</b>						10.000			1,920	1,920