



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:43:28
Page 1

Assessment Data					Primary Image									
Account	660101494				No Image On File									
Parcel ID	000000-00-0-00482-001-0012													
Cadastral ID	30-21-16-11061													
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														
Subdivision	MALLARD LAKE CENTER													
Lot/Block	0007 / 0001	Parcel Size	.25 - Lots											
Sec/Twn/Rng	30 / 21 / 16 / 5													
Neighborhood	5001 - TASC 2016													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.27743212 -95.63846049														
Building Permits														
E 94.50' LOT 7 BLOCK 1 MALLARD LAKE CENTER														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	WILSON, DON W TRUST	11/04/2019	20,000	WG					
					2704/510	WILSON, DON	04/09/2018	0	4					
					2704/508	G3G LLC	04/09/2018	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2020	Land Value	20,001	20,001	11%	2,200	Assessed	2,200	240.18					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	20,001	20,001		2,200	Total Taxable	2,200	240.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660101494	MAGANA-TORRES, SAUL	85	20,001	0	2,200	240.00							
2024	2024-660101494	MAGANA-TORRES, SAUL	85	20,001	0	2,200	226.00							
2023	2023-660101494	MAGANA-TORRES, SAUL	85	20,001	0	2,200	225.00							
2022	2022-660101494	MAGANA-TORRES, SAUL	85	20,001	0	2,200	227.00							
2021	2021-660101494	MAGANA-TORRES, SAUL	85	20,001	0	2,200	217.00							
2020	2020-660101494	MAGANA-TORRES, SAUL	85	20,001	0	2,200	224.00							
2019	2019-660101494	WILSON, DON W TRUST	85	10,706	0	1,178	121.00							
2018	2018-660101494	WILSON, DON W TRUST	85	10,706	0	1,178	121.00							



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 Page 2

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</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 19,292.00 x 1.25 = 24,115</p> <p>Factor Value 0</p> <p>Adjustments 82.94%</p> <p>Lot Value 20,001</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 20,001</p> <p>Cost Approach Value 20,001</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 20,001</p> <p>Total Appraised Value 20,001</p>	