



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:51:41  
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Assessment Data				Primary Image						
Account	660106685			No Image On File						
Parcel ID	20N16E-36-2-00000-002-0000									
Cadastral ID	36-20-16-01190									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	3							
Tax Area	2 - INOLA RURAL									
Name ID	334804									
GERRIOR, JAMES J & TERESA R										
203 N MCCRACKEN ST CHOUTEAU OK 74337-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	4.49 - Acres							
Sec/Twn/Rng	36 / 20 / 16 / 2									
Neighborhood	2016 - UNPLATTED LAND									
School District	S005 - INOLA SCHOOLS									
Legal Description Lat/Long: 36.17478185 -95.56200053				Building Permits						
TR DESC 2022-004008 AS COMM NW/C SEC; S01.2417E 891.90' TO POB; N88.3544E 660.70'; N01.2419W 232.62'; N88.2839E 660.78'; S01 2508E 265.36'; S88.3544W 1321.54'; N01.2417W 31.38' TO POB.				Number	Description	Opened	Closed	Amount		
				S22	SPLIT	05/2022	09/2022			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SMITH, VERNON S TRUSTEE	03/09/2022	64,000	21	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2023	Land Value	905	905	11%	100	Assessed	100	8.01	
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	905	905		100	Total Taxable	100	8.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106685	GERRIOR, JAMES J &			2	905	0	100	8.00	
2024	2024-660106685	GERRIOR, JAMES J &			2	905	0	100	8.00	
2023	2023-660106685	GERRIOR, JAMES J &			2	905	0	100	8.00	
2022	2022-660106685	GERRIOR, JAMES J &			2	905	0	100	8.00	



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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted 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						
Agland Value		905						
Site Improvements								
Total Value		905 0.00 Total Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

660106685

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			4.490	202	202	905	905
<b>NTV PST Totals</b>						4.490			905	905
<b>Total Agland</b>						4.490			905	905