



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	660107340								
Parcel ID	20N16E-07-2-00000-003-0000								
Cadastral ID	07-20-16-00160								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	343085								
DEAN, JAMES LANDON & EMILY TRUST									
10432 E 540 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10432 E 540 RD								
Subdivision									
Lot/Block	/	Parcel Size	28.41 - Acres						
Sec/Twn/Rng	7 / 20 / 16 / 2								
Neighborhood	2016 - UNPLATTED LAND								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23346016 -95.64359441									
TR DESC AS COMM NW/C N2 NW NE; S89.4439E 124.50' TO POB; S89 4439E 1198.49'; S00.0308E 984.87'; N89.4742W 1322.43'; N89.4739W 330.69'; N00.0547W 328.78'; S89.4637E 330.76'; S89.4641E 90.44'; N00 0547W 277.79'; S77.4052E 459.11'; N16.5144E 186.70'; N69.0125W 503'; N00.1521E 118.59' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 041	R24 NEW POOL	06/2023	11/2023	80,000					
R23 23-053	R24 NEW SFR 2950 SQ FT	02/2023	11/2023	577,000					
S22	S23 SPLIT	09/2022	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DEAN, JAMES LANDON ET AL	10/30/2023	0	4					
/	GALLIER, DEREK & LAUREN BETH	10/23/2023	0	6					
/	DEAN, JAMES LANDON ET AL	09/22/2023	300,000	WB					
/	DEAN, JAMES LANDON &	07/13/2022	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap		Land Value	3,786	3,786	11%	416	Assessed	54,087 5,632.18	
Year Frozen		Improvements	502,085	487,918		53,671	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	505,871	491,704		54,087	Total Taxable	53,087 5,545.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107340	DEAN, JAMES LANDON & EMILY	4	477,383	1000	51,512	5,381.00		
2024	2024-660107340	DEAN, JAMES LANDON & EMILY	4	500,179	1000	54,019	5,188.00		
2023	2023-660107340	GALLIER, DEREK & LAUREN BETH	4	3,786	0	416	39.00		
2022	2022-660107340	DEAN, JAMES LANDON ET AL	4	3,978	0	438	43.00		



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,896 / 2,896
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,896
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	838 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2023 / 2

660107340	11/1/2025
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	109.84	Total Misc Impr	+ 37,727
Roofing Adj	+ 5.68	Garage Cost	+ 47,691
Subfloor Adj	+ -4.37	Total RCN	= 479,766
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 9,595
Plumbing Adj	+ 8.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 470,171
Adj Base Cost	= 136.17	Lot Value	+ 470,171
Total Area	x 2,896	Indicated Value	= 470,171
Adjusted Cost	= 394,348	Value Per SqFt	162.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	470,171		
Lot Value			
Indicated Value	470,171	162.35	Per SqFt
Agland Value	3,786		
Site Improvements	31,914		
Total Value	505,871	174.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158608	10x9		90	32.91		2,962
PATO	Slab Porch - Open	158609	23x9		207	13.08		2,708
PRCH	Slab Porch - Covered	158610	25x12		300	31.94		9,582
PRCH	Slab Porch - Covered	158611	24x21		504	31.30		15,775
FPPF	Fireplace - Prefabricated			1 2023	1	6,700.26		6,700



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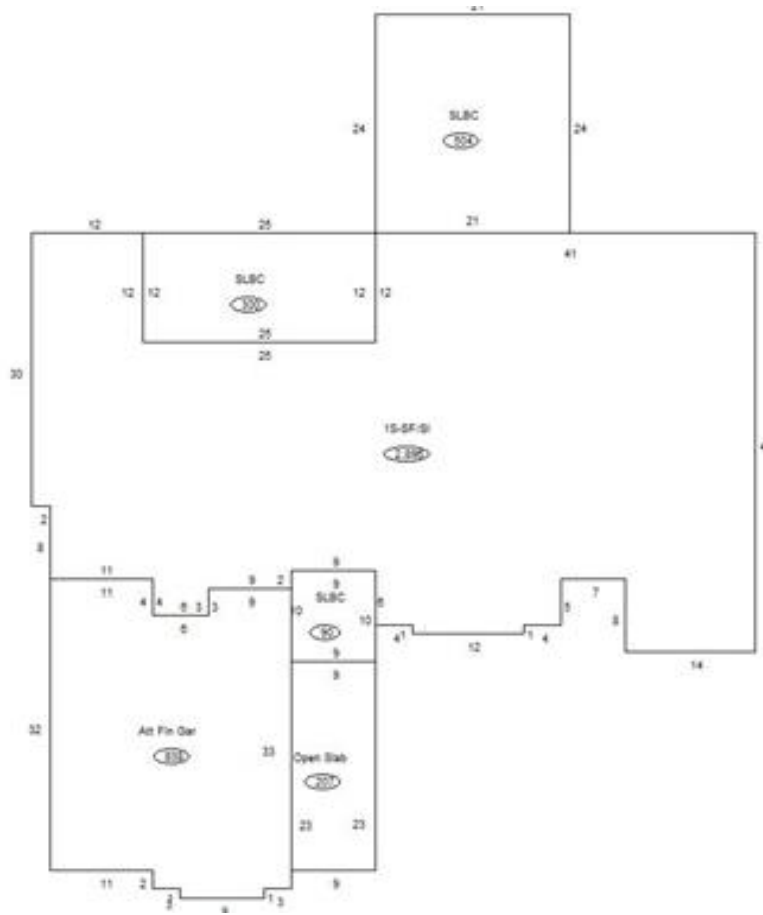
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,896	1.000	2,896
2	G	5		13	Att Fin Gar	838	1.000	838
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	207	1.000	207
5	M	PRCH		13	SLBC	300	1.000	300
6	M	PRCH		13	SLBC	504	1.000	504
Total Building Area						2,896		2,896



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	40x18x0	Concrete		720
	Qual	3	Cond 3	Year 2023	Eff Age 2	
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (49.25 x 720)		35,460		35,460	3,546	31,914



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	NTV PST	20			6.113	48	48	293	293
OS	OSAGE CLAY	NTV PST	58			1.888	139	139	263	263
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			10.999	146	146	1,610	1,610
VE	VERDIGRIS CLAY LOAM	NTV PST	90			5.417	216	216	1,170	1,170
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			3.993	113	113	450	450
NTV PST Totals						28.410			3,786	3,786
Total Agland						28.410			3,786	3,786