



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	660108693																		
Parcel ID	21N16E-25-3-00000-008-0000																		
Cadastral ID	25-21-16-00710																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area 1																	
Tax Area	5 - JUSTUS RURAL/NO FIRE																		
Name ID	343430																		
CAGLE, CLOE ANN & JAMES AUSTIN																			
15261 E 520 RD CLAREMORE OK 74019-0000																			
Parcel Location																			
Situs	15261 E 520 RD																		
Subdivision																			
Lot/Block	/	Parcel Size 2.5 - Acres																	
Sec/Twn/Rng	25 / 21 / 16 / 3																		
Neighborhood	2116 - UNPLATTED																		
School District	S009 - JUSTUS-TIAWAH SCHOOLS																		
Legal Description Lat/Long: 36.26471767 -95.55625204																			
TR DESC 2023-017572 AS COMM SW/C SEC; N88.4229E 1324.60'; TO POB; N01.3131W 652.32'; N88.3825E 165.48'; S01.3202E 657.51'; S88 4229W 165.57' TO POB.																			
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>R24 076</td> <td>NEW SFR 2210 SQ FT</td> <td>03/2024</td> <td>01/2025</td> <td>140,000</td> </tr> <tr> <td>S23</td> <td>S24 SPLIT</td> <td>01/2024</td> <td>03/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 076	NEW SFR 2210 SQ FT	03/2024	01/2025	140,000	S23	S24 SPLIT	01/2024	03/2024	
Number	Description	Opened	Closed	Amount															
R24 076	NEW SFR 2210 SQ FT	03/2024	01/2025	140,000															
S23	S24 SPLIT	01/2024	03/2024																
Exemptions																			
Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	DENNIS, TONY DARRELL &	12/27/2023	0	4										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax											
Remove Cap		Land Value	420	420	11%	46	Assessed	15,681	1,302.31										
Year Frozen		Improvements	142,921	142,135		15,635	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0	Total Value	143,341	142,555		15,681	Total Taxable	14,681	1,219.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660108693	CAGLE, CLOE ANN &			5	138,403	1000	14,224	1,181.00										
2024	2024-660108693	DENNIS, CLOE ANN			5	420	0	46	4.00										



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

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	800 / 800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	800
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,500 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.93	Total Misc Impr	+ 5,484	Roofing Adj	+ 5.32	Garage Cost	+ 41,010
Subfloor Adj	+ 0.00	Total RCN	= 145,838	Heat/Cool Adj	+ 10.30	Depreciation (2%)	- 2,917
Plumbing Adj	+ 7.63	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 142,921
Adj Base Cost	= 124.18	Lot Value	+ 142,921	Total Area	x 800	Indicated Value	= 142,921
		Value Per SqFt	178.65	Adjusted Cost	= 99,344		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,921		
Lot Value			
Indicated Value	142,921	178.65	Per SqFt
Agland Value	420		
Site Improvements			
Total Value	143,341	179.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	162901	20x10		200	20.67		4,134
PRCH	Porch	162902	8x8		64	21.09		1,350



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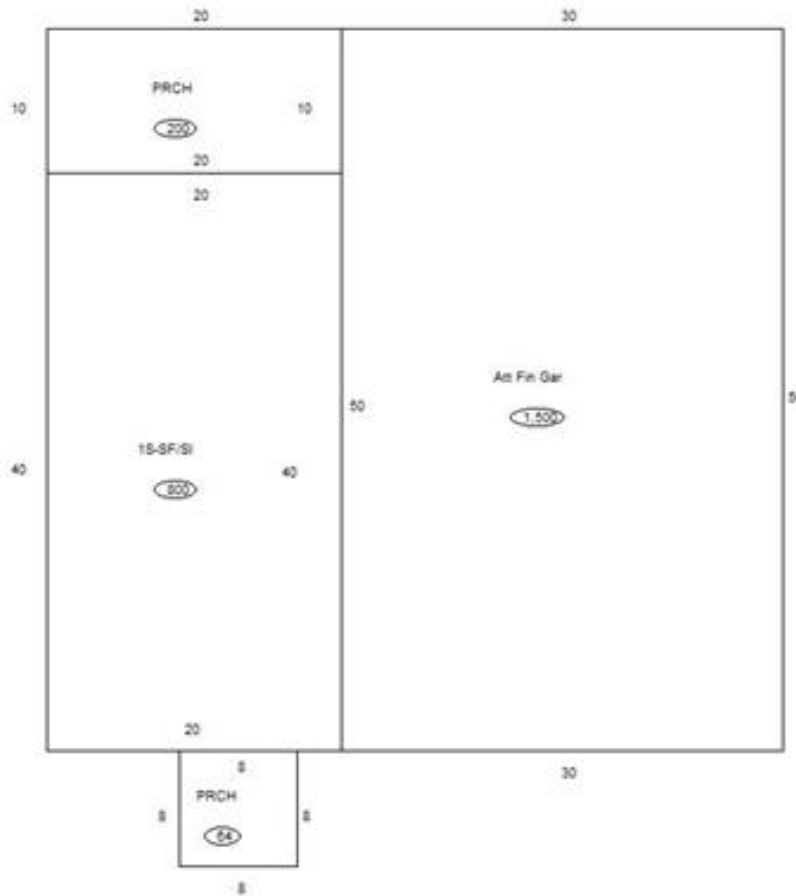
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	800	1.000	800
2	G	5		10	Att Fin Gar	1,500	1.000	1,500
3	M	PRCH		10	PRCH	200	1.000	200
4	M	PRCH		10	PRCH	64	1.000	64
Total Building Area						800		800



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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
SUC2	SUMMIT SILTY CLAY LOAM 1-	IMP PST	60			2.500	168	168	420	420
IMP PST Totals						2.500			420	420
Total Agland						2.500			420	420