



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	660000632													
Parcel ID	21N16E-01-1-00000-000-0000													
Cadastral ID	01-21-16-00600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE													
Name ID	266768													
WILLIS, DONALD RAY														
15724 E 470 RD CLAREMORE OK 74017-0759														
Parcel Location														
Situs	15724 E 470 RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	1 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.33554077 -95.54675698														
A TR IN LOT 1 BEG: NE/C LOT 1; W ALG N/L OF SD LOT 1 A DIST OF 887.55' TO POB W ALG N/L OF SD LOT 1 365.37' TO PT S 596.1 TO PT E 365.37' N 596.1 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2188/444	WILLIS, BILL RAY SR TRUST	08/16/2011	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax						
Remove Cap	0	Land Value	84,354	61,548	11%	6,770	Assessed	11,474	1,067.66					
Year Frozen	0	Improvements	55,996	42,759		4,704	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	140,350	104,307		11,474	Total Taxable	10,474	985.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000632	WILLIS, DONALD RAY	93	137,044	1000	10,139	953.00							
2024	2024-660000632	WILLIS, DONALD RAY	93	138,336	0	10,815	1,076.00							
2023	2023-660000632	WILLIS, DONALD RAY	93	93,639	0	10,300	1,023.00							
2022	2022-660000632	WILLIS, DONALD RAY	93	94,444	0	10,389	1,030.00							
2021	2021-660000632	WILLIS, DONALD RAY	93	91,537	0	10,069	1,015.00							
2020	2020-660000632	WILLIS, DONALD RAY	93	88,723	0	9,760	953.00							
2019	2019-660000632	WILLIS, DONALD RAY	93	86,854	0	9,554	951.00							
2018	2018-660000632	WILLIS, DONALD RAY	93	92,015	0	10,122	1,009.00							
2017	2017-660000632	WILLIS, DONALD RAY	93	91,230	0	10,035	948.00							
2016	2016-660000632	WILLIS, DONALD RAY	93	90,128	0	9,914	975.00							
2015	2015-660000632	WILLIS, DONALD RAY	93	89,001	0	9,790	954.00							
2014	2014-660000632	WILLIS, DONALD RAY	93	89,577	0	9,853	945.00							
2013	2013-660000632	WILLIS, DONALD RAY	93	93,743	0	9,832	954.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.0825	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	221,394.00 x .38 = 84,354	
Factor Value		
Adjustments	1.0000	
Lot Value	84,354	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,455 / 1,455
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	96,709	66.47	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,498		
Lot Value	84,354		
Indicated Value	116,852	80.31	Per SqFt
Agland Value			
Site Improvements	23,498		
Total Value	140,350	96.46	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.93	Total Misc Impr	+	19,174			
Roofing Adj	+ 4.00	Garage Cost	+				
Subfloor Adj	+ 2.36	Total RCN	=	162,492			
Heat/Cool Adj	+ 0.76	Depreciation (80%)	-	129,994			
Plumbing Adj	+ 3.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	32,498			
Adj Base Cost	= 98.50	Lot Value	+	84,354			
Total Area	x 1,455	Indicated Value	=	116,852			
Adjusted Cost	= 143,318	Value Per SqFt		80.31			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	4,576.55		9,153
PRCH	SLAB PORCH - COVERED	1939	45x7		315	20.33		6,404
PRCH	SLAB PORCH - COVERED	1940	12x7		84	21.03		1,767
PRCH	SLAB PORCH - COVERED	1941	88		88	21.02		1,850



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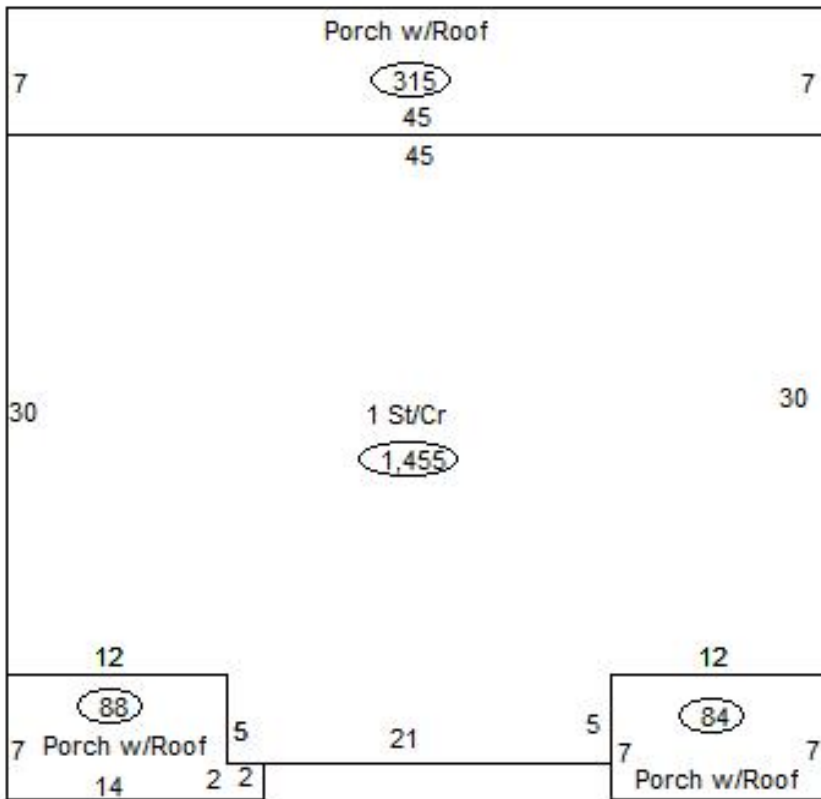
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,455	1.000	1,455
2	M	PRCH		13	SLBC	315	1.000	315
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	88	1.000	88
Total Building Area						1,455		1,455



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 720)		22,522		22,522	13,513	9,009
	BARN	BARN	0x0x0			2,388	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (8.86 x 2,388)		21,158		21,158	13,753	7,405
	LF	LOAFING SHED	0x0x0			360	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 360)		1,534		1,534	920	614
	HS	HAY SHED	0x0x0			2,304	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 2,304)		10,783		10,783	4,313	6,470