



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:15:38
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Assessment Data					Primary Image									
Account	660000650				<p>660000650 05/19/25</p> <p>660000650_002.JPG 7/25/2025</p>									
Parcel ID	21N17E-01-3-00000-000-0000													
Cadastral ID	01-21-17-00300													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 3												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	306461													
JACKSON, JOHN ROLLAND JR &														
ANITA JEAN														
21373 E 480 RD UNIT A														
CLAREMORE OK 74019-0000														
Parcel Location														
Situs	21373 E 480 RD UNIT A													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	1 / 21 / 17 / 3													
Neighborhood	2117 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description														
Lat/Long: 36.32549319 -95.44670608														
Building Permits														
E2 SW														
<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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2228/890	JACOBS, NITA C TRUSTEE	02/09/2012	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	6,827	6,827	11%	751	Assessed	34,652 3,406.98						
Year Frozen	0	Improvements	359,568	308,188		33,901	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00						
TIF Project ID	0	Total Value	366,395	315,015		34,652	Total Taxable	33,652 3,319.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000650	JACKSON, JOHN ROLLAND JR &	94	321,224	1000	32,642	3,219.00							
2024	2024-660000650	JACKSON, JOHN ROLLAND JR &	94	345,407	1000	31,663	3,331.00							
2023	2023-660000650	JACKSON, JOHN ROLLAND JR &	94	289,296	1000	30,711	3,295.00							
2022	2022-660000650	JACKSON, JOHN ROLLAND JR &	94	295,018	1000	29,787	3,227.00							
2021	2021-660000650	JACKSON, JOHN ROLLAND JR &	94	302,988	1000	28,891	3,026.00							
2020	2020-660000650	JACKSON, JOHN ROLLAND JR &	94	307,484	1000	28,021	2,928.00							
2019	2019-660000650	JACKSON, JOHN ROLLAND JR &	94	290,582	1000	27,176	2,800.00							
2018	2018-660000650	JACKSON, JOHN ROLLAND JR &	94	308,895	1000	26,354	2,744.00							
2017	2017-660000650	JACKSON, JOHN ROLLAND JR &	94	306,153	1000	25,558	2,627.00							
2016	2016-660000650	JACKSON, JOHN ROLLAND JR &	94	291,390	1000	24,785	2,537.00							
2015	2015-660000650	JACKSON, JOHN ROLLAND JR &	94	285,071	1000	24,034	2,512.00							
2014	2014-660000650	JACKSON, JOHN ROLLAND JR &	94	295,838	1000	23,304	2,393.00							
2013	2013-660000650	JACKSON, JOHN ROLLAND JR &	94	288,269	1000	22,596	2,286.00							



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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	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	2,748 / 5,496
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	2,748
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,012 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 57

660000650	05/19/25
660000650_002.JPG	7/25/2025

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,959		
Lot Value			
Indicated Value	260,959	47.48	Per SqFt
Agland Value	6,827		
Site Improvements			
Total Value	528,745	96.21	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.19	Total Misc Impr	+	21,383			
Roofing Adj	+ 2.57	Garage Cost	+	45,965			
Subfloor Adj	+ -2.21	Total RCN	=	652,397			
Heat/Cool Adj	+ 16.31	Depreciation (60%)	-	391,438			
Plumbing Adj	+ 4.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	260,959			
Adj Base Cost	= 106.45	Lot Value	+				
Total Area	x 5,496	Indicated Value	=	260,959			
Adjusted Cost	= 585,049	Value Per SqFt		47.48			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	1981	16x6		96	32.89		3,157
PRCH	SLAB PORCH - COVERED	1982	19x6		114	32.79		3,738



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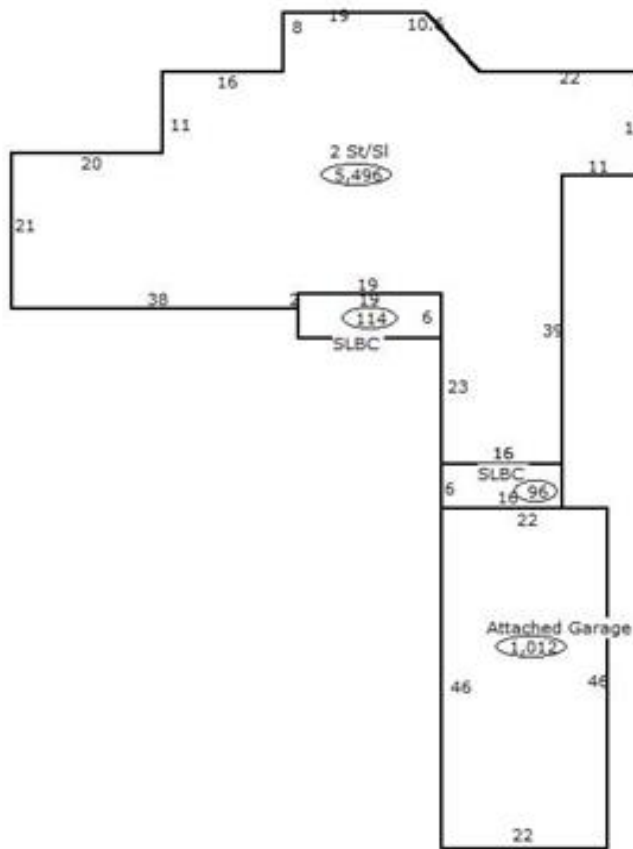
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Sketch Image

660000650



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2 St/SI	2,748	2.000	5,496
2	G	1		20	Attached Garage	1,012	1.000	1,012
3	M	PRCH		20	SLBC	96	1.000	96
4	M	PRCH		20	SLBC	114	1.000	114
Total Building Area						2,748		5,496



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	996 / 996
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	996
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-2- 2/25/2021

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	85.29	Total Misc Impr	+ 5,379				
Roofing Adj	+ 4.13	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 108,495				
Heat/Cool Adj	+ 9.48	Depreciation (65%)	- 70,522				
Plumbing Adj	+ 4.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 37,973				
Adj Base Cost	= 103.53	Lot Value	+ 0				
Total Area	x 996	Indicated Value	= 37,973				
Adjusted Cost	= 103,116	Value Per SqFt	38.13				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,973		
Lot Value			
Indicated Value	37,973	38.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	37,973	38.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,211.55		4,212
PRCH	SLAB PORCH - COVERED	1984	16x4		64	18.24		1,167



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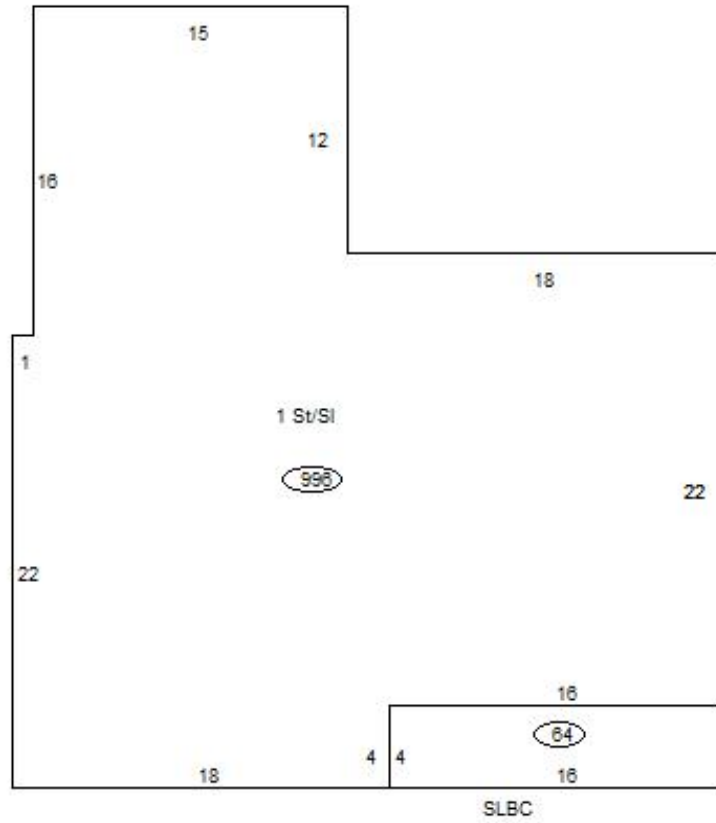
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Sketch Image

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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	1 St/SI	996	1.000	996
2	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						996		996



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-2- 2/25/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	600 / 600
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	3 Built-up Rock
Area on Slab	600
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	16,527 27.55 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	21,569
Lot Value	
Indicated Value	21,569 35.95 Per SqFt
Agland Value	
Site Improvements	
Total Value	21,569 35.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.42	Total Misc Impr	+ 0
Roofing Adj	+ 3.90	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 61,626
Heat/Cool Adj	+ 0.70	Depreciation (65%)	- 40,057
Plumbing Adj	+ 7.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,569
Adj Base Cost	= 102.71	Lot Value	+ 0
Total Area	x 600	Indicated Value	= 21,569
Adjusted Cost	= 61,626	Value Per SqFt	35.95

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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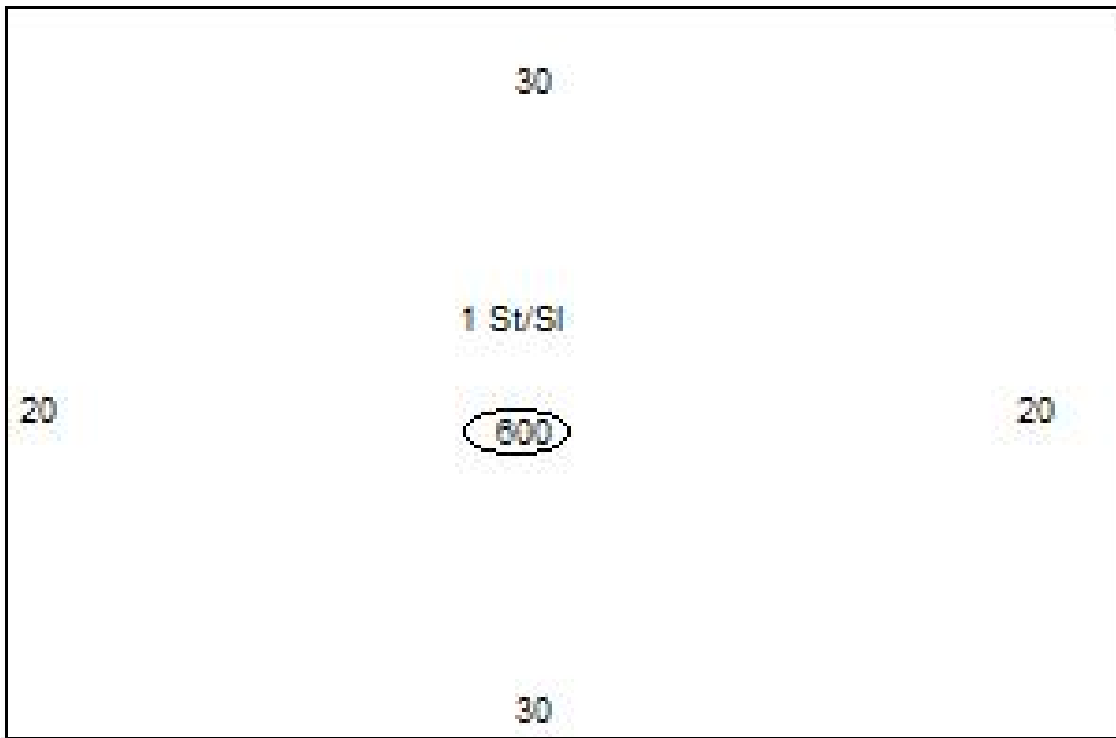
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Sketch Image

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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	1 St/Sl	600	1.000	600
Total Building Area						600		600



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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	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	816 / 816
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-2- 2/25/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	14,669 17.98 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	25,532
Lot Value	
Indicated Value	25,532 31.29 Per SqFt
Agland Value	
Site Improvements	
Total Value	25,532 31.29 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.24	Total Misc Impr	+ 4,091				
Roofing Adj	+ 4.31	Garage Cost	+ 0				
Subfloor Adj	+ 2.67	Total RCN	= 88,041				
Heat/Cool Adj	+ 0.00	Depreciation (71%)	- 62,509				
Plumbing Adj	+ 5.66	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 25,532				
Adj Base Cost	= 102.88	Lot Value	+ 0				
Total Area	x 816	Indicated Value	= 25,532				
Adjusted Cost	= 83,950	Value Per SqFt	31.29				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1987	7x5		35	18.32		641
EPSW	ENCLOSED PORCH - SOLID WALL	1988	12x6		72	47.92		3,450



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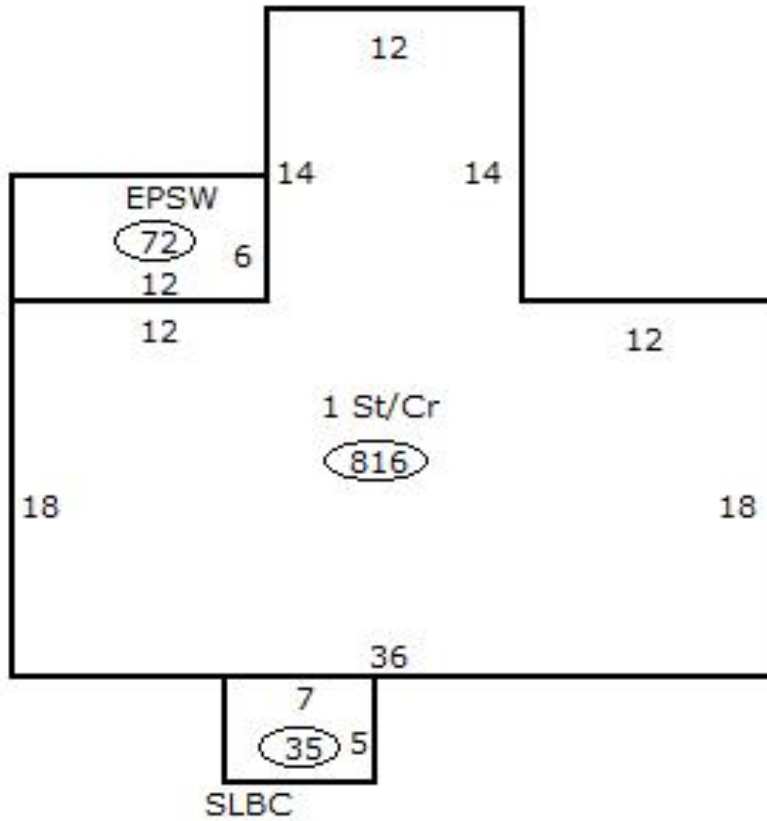
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Sketch Image

660000650



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	816	1.000	816
2	M	PRCH		13	SLBC	35	1.000	35
3	M	EPSW		13	EPSW	72	1.000	72
Total Building Area						816		816



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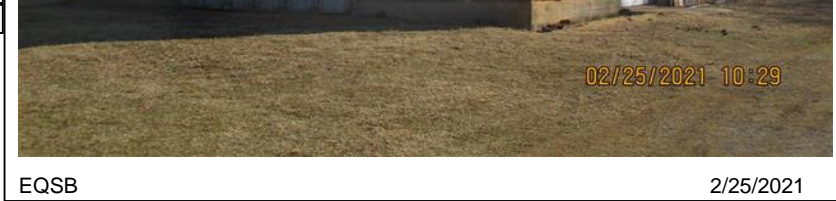
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments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

Residential Data	
Type	
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	/



EQSB 2/25/2021

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	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			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value			
Site Improvements	13,535		
Total Value	13,535	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	EQUIPMENT SHED	0x0x0			1,820
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (21.59 x 1,820)		39,294	39,294	35,365	3,929
	EQSH	EQUIPMENT SHED	0x0x0			2,340
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (21.09 x 2,340)		49,351	49,351	44,416	4,935
	EQSH	EQUIPMENT SHED	0x0x0			2,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (21.23 x 2,200)		46,706	46,706	42,035	4,671



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			42.387	122	122	5,188	5,188
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.321	54	54	125	125
CO	COLLINSVILLE STONY LOAM	NTV PST	22			27.740	53	53	1,465	1,465
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.254	192	192	49	49
W	WATER	TMBR	0			7.297	0	0	0	0
TMBR Totals						80.000			6,827	6,827
Total Agland						80.000			6,827	6,827