



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	660001171													
Parcel ID	20N15E-02-4-00000-000-0000													
Cadastral ID	02-20-15-04400													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	270089													
WATSON, JAMES M & KAREN G														
25922 S 4120 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25922 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.37 - Acres											
Sec/Twn/Rng	2 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.23522450 -95.67333182														
S 180.02' E 333.46' SE SE SE														
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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1146/856	HIATT, DEBRA	12/11/1998	90,000	Yes										
936/369	SECRETARY HOUSING & URBAN DEV	12/30/1993	71,300	No										
916/537	RICHARDS, CHRISTOPHER E &	03/09/1993	64,000	No										
812/244			62,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	1999	Land Value	41,282	32,029	11%	3,523	Assessed	17,734	1,846.67					
Year Frozen	0	Improvements	133,646	129,189		14,211	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	174,928	161,218		17,734	Total Taxable	16,734	1,760.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001171	WATSON, JAMES M & KAREN G	4	157,966	1000	16,218	1,705.00							
2024	2024-660001171	WATSON, JAMES M & KAREN G	4	165,456	1000	15,717	1,517.00							
2023	2023-660001171	WATSON, JAMES M & KAREN G	4	151,942	1000	15,230	1,448.00							
2022	2022-660001171	WATSON, JAMES M & KAREN G	4	143,242	1000	14,757	1,428.00							
2021	2021-660001171	WATSON, JAMES M & KAREN G	4	151,487	1000	15,664	1,477.00							
2020	2020-660001171	WATSON, JAMES M & KAREN G	4	149,188	1000	15,201	1,436.00							
2019	2019-660001171	WATSON, JAMES M & KAREN G	4	142,989	1000	14,729	1,413.00							
2018	2018-660001171	WATSON, JAMES M & KAREN G	4	141,892	1000	14,325	1,376.00							
2017	2017-660001171	WATSON, JAMES M & KAREN G	4	140,748	1000	13,879	1,336.00							
2016	2016-660001171	WATSON, JAMES M & KAREN G	4	137,208	1000	13,446	1,299.00							
2015	2015-660001171	WATSON, JAMES M & KAREN G	4	133,082	1000	13,025	1,268.00							
2014	2014-660001171	WATSON, JAMES M & KAREN G	4	134,122	1000	12,617	1,163.00							
2013	2013-660001171	WATSON, JAMES M & KAREN G	4	120,178	1000	12,220	1,167.00							




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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1597 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 50,515.00 x .59 = 29,659 Factor Value Adjustments 1.3919 Lot Value 41,282		 <p style="text-align: right; color: orange;">03/08/2022 09:57</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0019. 3/9/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,478 / 1,478
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,478
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	179,704 121.59 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	133,646
Lot Value	41,282
Indicated Value	174,928 118.35 Per SqFt
Agland Value	
Site Improvements	
Total Value	174,928 118.35 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	114.34	Total Misc Impr	+	14,473
Roofing Adj	+ 4.99	Garage Cost	+	21,392
Subfloor Adj	+ -2.33	Total RCN	=	242,992
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	109,346
Plumbing Adj	+ 10.50	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	133,646
Adj Base Cost	= 140.14	Lot Value	+	41,282
Total Area	x 1,478	Indicated Value	=	174,928
Adjusted Cost	= 207,127	Value Per SqFt		118.35

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3052	18x15		270	26.08		7,042
PRCH	SLAB PORCH - COVERED	3053	68		68	26.71		1,816



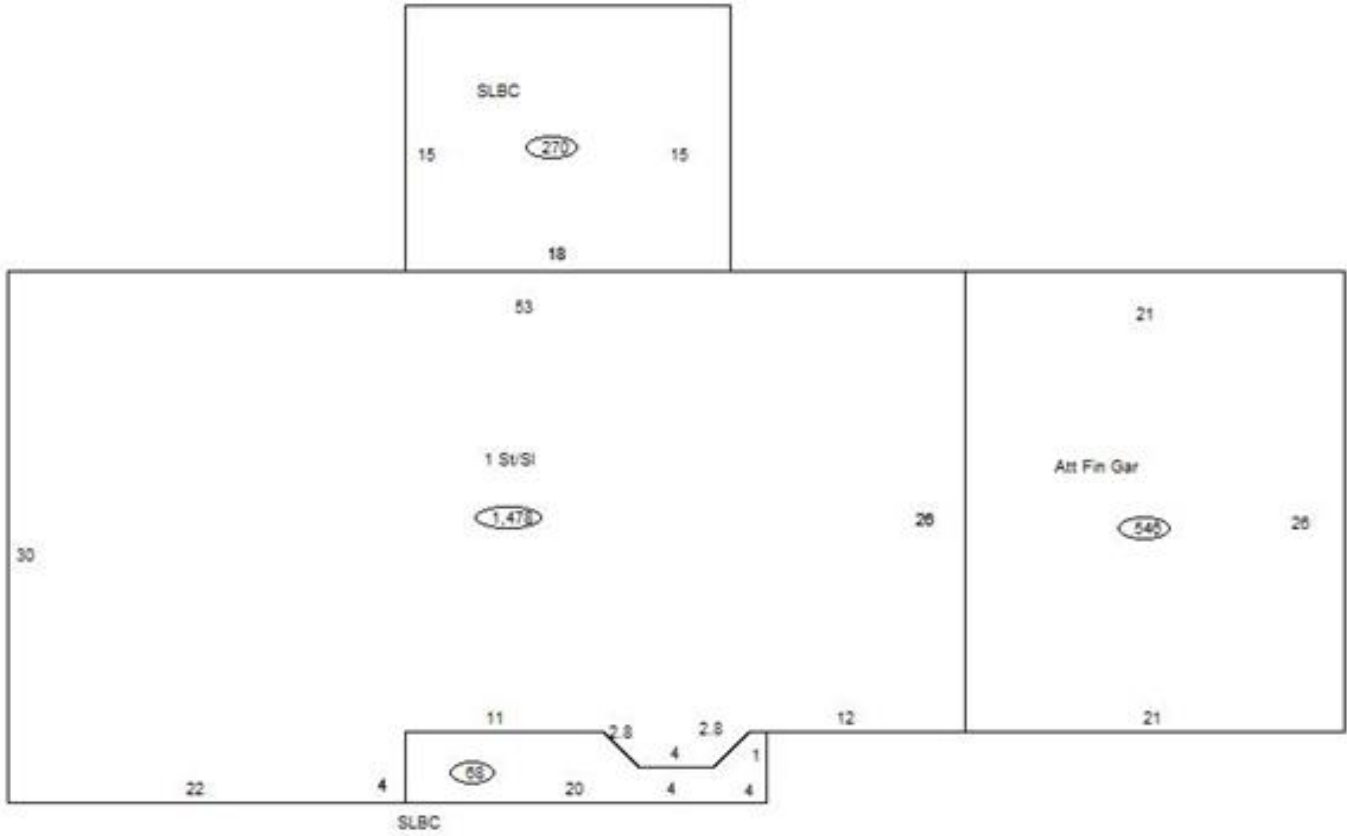
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Sketch Image

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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	1,478	1.000	1,478
2	G	5		10	Att Fin Gar	546	1.000	546
3	M	PRCH		10	SLBC	270	1.000	270
4	M	PRCH		10	SLBC	68	1.000	68
Total Building Area						1,478		1,478