



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:24:17  
Page 1

Assessment Data					Primary Image									
Account	660001270													
Parcel ID	000000-00-0-00495-001-0001													
Cadastral ID	02-20-16-02700													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	258895													
KAYS, JAMES D &														
JANILEE E														
25015 S 4170 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25015 S 4170 RD													
Subdivision	MEADOWRANCH													
Lot/Block	0001 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	2 / 20 / 16 / 5													
Neighborhood	1127 - R-V01,3,4-SE JUSTUS													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.24897657 -95.58270825														
Building Permits														
LOT 1 BLOCK 1 MEADOWRANCH														
<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										
962/252	WELLS, LYLE	07/13/1994	10,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	0	Land Value	61,142	19,914	11%	2,191	Assessed	24,081	1,999.93					
Year Frozen	0	Improvements	245,628	198,998		21,890	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	306,770	218,912		24,081	Total Taxable	23,081	1,917.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001270	KAYS, JAMES D &	5	288,136	1000	22,379	1,859.00							
2024	2024-660001270	KAYS, JAMES D &	5	298,260	1000	21,698	1,811.00							
2023	2023-660001270	KAYS, JAMES D &	5	217,426	1000	21,037	1,752.00							
2022	2022-660001270	KAYS, JAMES D &	5	222,234	1000	20,395	1,696.00							
2021	2021-660001270	KAYS, JAMES D &	5	180,070	1000	16,931	1,436.00							
2020	2020-660001270	KAYS, JAMES D &	5	176,996	1000	16,409	1,389.00							
2019	2019-660001270	KAYS, JAMES D &	5	169,430	1000	15,902	1,377.00							
2018	2018-660001270	KAYS, JAMES D &	5	174,430	1000	15,410	1,336.00							
2017	2017-660001270	KAYS, JAMES D &	5	168,752	1000	14,932	1,218.00							
2016	2016-660001270	KAYS, JAMES D &	5	164,119	1000	14,468	1,234.00							
2015	2015-660001270	KAYS, JAMES D &	5	159,953	1000	14,017	1,184.00							
2014	2014-660001270	KAYS, JAMES D &	5	161,269	1000	13,580	1,165.00							
2013	2013-660001270	KAYS, JAMES D &	5	151,206	1000	13,155	1,146.00							



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Date 04/17/2026  
 Time 02:24:18  
 Page 2

Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.144		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,835.00 x 1.23 = 61,142		
Factor Value			
Adjustments	1.0000		
Lot Value	61,142		



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-2\IMG\_ 9/2/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,988 / 1,988
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,988
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	263,028	132.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	258,790 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.37	Total Misc Impr	+ 27,242
Roofing Adj	+ 4.70	Garage Cost	+ 18,168
Subfloor Adj	+ -2.19	Total RCN	= 292,558
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 81,916
Plumbing Adj	+ 7.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 210,642
Adj Base Cost	= 124.32	Lot Value	+ 61,142
Total Area	x 1,988	Indicated Value	= 271,784
Adjusted Cost	= 247,148	Value Per SqFt	136.71

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,642		
Lot Value	61,142		
Indicated Value	271,784	136.71	Per SqFt
Agland Value			
Site Improvements	34,986		
Total Value	306,770	154.31	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3392	15x5		75	26.69		2,002
PRCH	Porch	3393	23x16		368	25.78		9,487
EPKS	Enclosed Porch - Kneewall Screen	152129	254		254	28.89		7,338
GENR	Generator - Residential Standby			1	1	2,800.00		2,800





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Date 04/17/2026  
Time 02:24:18  
Page 4

660001270

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		26x36x16	Concrete	Formed Metal	936
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (33.66 x 936)	31,506		31,506	1,575
				29,931

PATC	Patio - Covered		10x36x12	Concrete	Formed Metal	360
<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.52 x 360)	5,947		5,947	892
				5,055