



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:58:14
 Page 1

Assessment Data				Primary Image																				
Account 660001333 Parcel ID 000000-00-0-00498-002-0023 Cadastral ID 02-20-16-03300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 314305 MCMILLIAN, JOSH K & IVY N SMART 25010 S SINGLETREE LN CLAREMORE OK 74019-0000 Parcel Location Situs 25010 SINGLETREE LN Subdivision MEADOWRANCH II AMD Lot/Block 0023 / 0002 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				<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-9\IMG_ 9/9/2021</p>																				
Legal Description Lat/Long: 36.24909867 -95.57399615																								
LOT 23 BLOCK 2 MEADOWRANCH 2 AMD				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>R2014 06 36</td> <td>R15-NEW 1496 SQ FT SFR</td> <td>06/2014</td> <td>01/2015</td> <td>115,000</td> </tr> <tr> <td>R11</td> <td>R11-POSS NEW IMP</td> <td>02/2010</td> <td>08/2010</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R2014 06 36	R15-NEW 1496 SQ FT SFR	06/2014	01/2015	115,000	R11	R11-POSS NEW IMP	02/2010	08/2010	
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R2014 06 36	R15-NEW 1496 SQ FT SFR	06/2014	01/2015	115,000																				
R11	R11-POSS NEW IMP	02/2010	08/2010																					
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					2448/476	DAKE PROPERTIES INC	01/08/2015	156,000	YES															
					2411/948	STAUFFER, RODNEY C &	07/03/2014	9,000	17															
					2044/676	CRUTCHFIELD, JAKE &	07/24/2009	13,000	YES															
					1907/203	FALKOWSKI, DANIEL A &-VICKIE J	09/22/2007	13,500	YES															
					1190/248	YORK, DICK TRUSTEE OF LYLE-& LEI	06/30/1999	16,000	No															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax															
Remove Cap	2016	Land Value	61,128	33,340	11%	3,667	Assessed	23,989	1,992.29															
Year Frozen	0	Improvements	190,040	184,747		20,322	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	251,168	218,087		23,989	Total Taxable	23,989	1,992.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660001333	MCMILLIAN, JOSH K &			5	240,532	0	22,848	1,898.00															
2024	2024-660001333	MCMILLIAN, JOSH K &			5	253,329	0	21,759	1,816.00															
2023	2023-660001333	MCMILLIAN, JOSH K &			5	199,794	0	20,723	1,726.00															
2022	2022-660001333	MCMILLIAN, JOSH K &			5	201,664	0	19,736	1,642.00															
2021	2021-660001333	MCMILLIAN, JOSH K &			5	170,879	0	18,797	1,595.00															
2020	2020-660001333	MCMILLIAN, JOSH K &			5	169,626	0	18,628	1,577.00															
2019	2019-660001333	MCMILLIAN, JOSH K &			5	161,282	0	17,741	1,536.00															
2018	2018-660001333	MCMILLIAN, JOSH K &			5	163,832	0	18,022	1,562.00															
2017	2017-660001333	MCMILLIAN, JOSH K &			5	162,497	0	17,875	1,458.00															
2016	2016-660001333	MCMILLIAN, JOSH K &			5	158,342	0	17,418	1,486.00															
2015	2015-660001333	MCMILLIAN, JOSH K &			5	153,997	0	16,940	1,431.00															
2014	2014-660001333	DAKE PROPERTIES INC			5	20,000	0	2,200	189.00															
2013	2013-660001333	STAUFFER, RODNEY C &			5	20,000	0	2,200	192.00															



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Date 04/17/2026
 Time 17:58:14
 Page 2

Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1435		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,813.00 x 1.23 = 61,128		
Factor Value			
Adjustments	1.0000		
Lot Value	61,128		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,460 / 1,460
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,460
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	207,825	142.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	104.99	Total Misc Impr	+ 7,411
Roofing Adj	+ 4.55	Garage Cost	+ 14,704
Subfloor Adj	+ -1.18	Total RCN	= 211,156
Heat/Cool Adj	+ 11.47	Depreciation (10%)	- 21,116
Plumbing Adj	+ 9.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 190,040
Adj Base Cost	= 129.48	Lot Value	+ 61,128
Total Area	x 1,460	Indicated Value	= 251,168
Adjusted Cost	= 189,041	Value Per SqFt	172.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,040		
Lot Value	61,128		
Indicated Value	251,168	172.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,168	172.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120796	18x8		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	120797	5x5		25	24.19		605
PATO	Patio - Open	183133	416		416	8.13		3,382



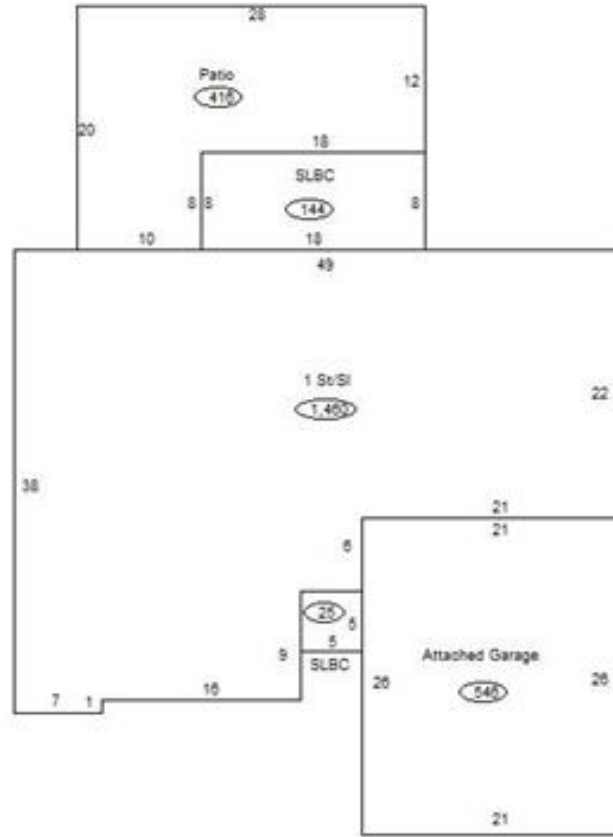
Rogers
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Date 04/17/2026
 Time 17:58:14
 Page 3

Sketch Image

660001333



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,460	1.000	1,460
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	25	1.000	25
5	M	PATO		13	Patio	416	1.000	416
Total Building Area						1,460		1,460



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Date 04/17/2026
Time 17:58:14
Page 4

660001333

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola NV	0x0x0			416
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (4% Phys/ 100% Func)	RCNLD
Base Cost (15.00 x 416)	6,240		6,240	6,240