Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660002998
Parcel ID 21N15E-04-3-00000-000-0000
Cadastral ID 04-21-15-01100
Property Type REAL - Real Property
Property Class RR **VI Area** 4
Tax Area 7 - OWASSO/LIMESTONE FIRE
Name ID 115644
VAN HOOSE, JOLETTA SELENE

6455 E 480 RD
CLAREMORE OK 74019-0000

Parcel Location

Situs 06455 E 480 RD
Subdivision
Lot/Block / **Parcel Size** 4.998 - Acres
Sec/Twn/Rng 4 / 21 / 15 / 3
Neighborhood 6070 - UNPLATTED
School District S021 - OWASSO SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.32243038 -95.71455456

S2 S2 E2 SE SW LESS TR COMM SW/C S2 SE SE SW, TH E 29.30' N 0 07-01 E 16.5' TO POB, TH E 10', N 0-07-01 E 10', W 20' S 0-07-01 W 10' TO POB

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000
PD	Add-Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	0	Land Value	85,283	49,484	11%	5,443	Assessed	8,544	927.35
Year Frozen	2022	Improvements	48,589	28,193		3,101	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-196.00
TIF Project ID	0	Total Value	133,872	77,677		8,544	Total Taxable	6,544	731.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002998	VAN HOOSE, JOLETTA SELENE	7	134,089	2000	6,544	731.00
2024	2024-660002998	VAN HOOSE, JOLETTA SELENE	7	144,576	2000	6,544	751.00
2023	2023-660002998	VAN HOOSE, JOLETTA SELENE	7	104,871	2000	6,544	735.00
2022	2022-660002998	VAN HOOSE, JOLETTA SELENE	7	102,035	2000	6,544	763.00
2021	2021-660002998	VAN HOOSE, JOLETTA SELENE	7	99,316	1000	7,295	824.00
2020	2020-660002998	VAN HOOSE, JOLETTA SELENE	7	99,756	1000	7,054	796.00
2019	2019-660002998	VAN HOOSE, JOLETTA SELENE	7	93,332	1000	6,820	771.00
2018	2018-660002998	VAN HOOSE, JOLETTA SELENE	7	96,158	1000	6,592	722.00
2017	2017-660002998	VAN HOOSE, JOLETTA SELENE	7	95,905	1000	6,371	704.00
2016	2016-660002998	VAN HOOSE, JOLETTA SELENE	7	95,027	1000	6,156	682.00
2015	2015-660002998	VAN HOOSE, JOLETTA SELENE	7	97,949	1000	5,947	663.00
2014	2014-660002998	VAN HOOSE, JOLETTA SELENE	7	99,038	1000	5,746	646.00
2013	2013-660002998	VAN HOOSE, JOLETTA SELENE	7	100,000	1000	5,550	614.00

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Lot Data

Square-Foot - UNPLATTED (ACRES)

Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.9594	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	216,032.00 x .39 = 85,283	
Factor Value		
Adjustments	1.0000	
Lot Value	85,283	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,292 / 1,292
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 61

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	76,899	59.52	**Per SqFt**

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		93.20	**Total Misc Impr**	+	16,839
Roofing Adj	+	4.19	**Garage Cost**	+	
Subfloor Adj	+	2.43	**Total RCN**	=	151,840
Heat/Cool Adj	+	0.79	**Depreciation (68%)**	-	103,251
Plumbing Adj	+	3.88	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	48,589
Adj Base Cost	=	104.49	**Lot Value**	+	85,283
Total Area	x	1,292	**Indicated Value**	=	133,872
Adjusted Cost	=	135,001	**Value Per SqFt**		103.62

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	48,589		
Lot Value	85,283		
Indicated Value	133,872	103.62	**Per SqFt**
Agland Value			
Site Improvements			
Total Value	133,872	103.62	**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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	7575	14x8		112	20.94		2,345
EPSW	ENCLOSED PORCH - SOLID WALL	7576	26x7		182	54.49		9,917

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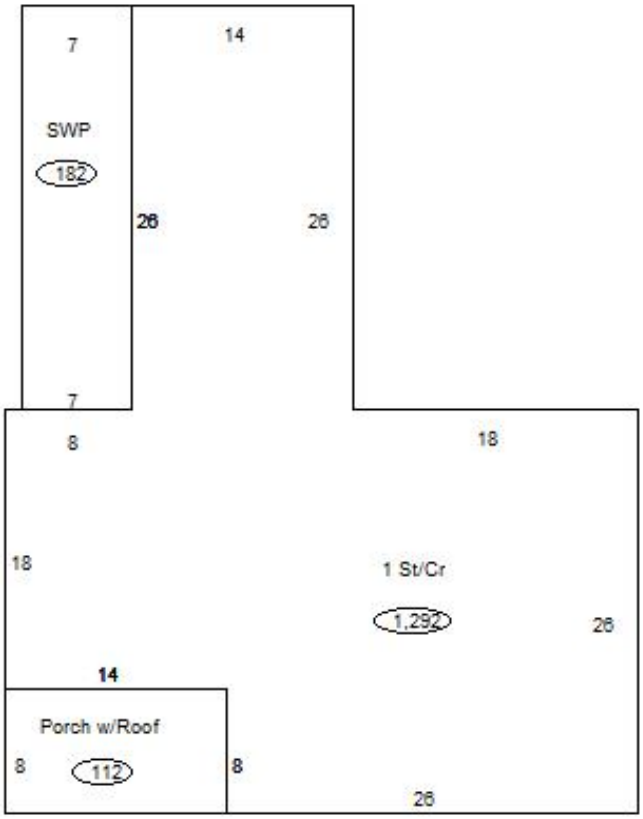
Sketch Image 660002998



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,292	1.000	1,292
2	M	PRCH		13	SLBC	112	1.000	112
3	M	EPSW		13	EPSW	182	1.000	182
					Total Building Area	1,292		1,292