



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 660003214 Parcel ID 000000-00-0-10205-002-0003 Cadastral ID 04-21-16-03960 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343545 TOBEY, BILLY DOYLE JR 1205 N CHEROKEE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01205 N CHEROKEE AVE Subdivision JAYCEE Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (168)\IMG_0022.JPG 4/12/2023</p>														
Legal Description Lat/Long: 36.32225582 -95.60780052																			
LOT 3 BLOCK 2 JAYCEE					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	18,663	/	BLACKWELL, JUSTIN EARL ALLMAN &	01/18/2024	169,000	YES										
					/	RIDDLE, BEVERLY S	05/05/2020	110,000	YES										
					/	CHANEY, THELMA M &	12/13/2019	100,000	YES										
					2693/474	CHANEY, BENTON R & THELMA	02/23/2018	0	WB										
					2219/18	SMITH, JOHN H & LAWANDA JUNE	01/11/2012	100,000	YES										
					1915/274	SMITH, JOHN H	11/19/2007	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2025	Land Value	78,882	78,882	11%	8,677	Assessed	18,663	1,725.02										
Year Frozen	2013	Improvements	90,783	90,783		9,986	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	18,663	-1,725.00										
TIF Project ID	0	Total Value	169,665	169,665		18,663	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003214	TOBEY, BILLY DOYLE JR			17	169,000	18590		.00										
2024	2024-660003214	TOBEY, BILLY DOYLE JR			17	147,377	12920		.00										
2023	2023-660003214	BLACKWELL, JUSTIN EARL ALLMAN &			17	129,036	0	12,544	1,149.00										
2022	2022-660003214	BLACKWELL, JUSTIN EARL ALLMAN &			17	108,607	0	11,947	1,106.00										
2021	2021-660003214	BLACKWELL, JUSTIN EARL ALLMAN &			17	110,061	0	12,107	1,069.00										
2020	2020-660003214	BLACKWELL, JUSTIN EARL ALLMAN &			17	99,866	1000	9,985	914.00										
2019	2019-660003214	CHANEY, BENTON R & THELMA M &			17	100,387	1000	9,674	896.00										
2018	2018-660003214	CHANEY, BENTON R & THELMA M &			17	105,919	1000	9,674	894.00										
2017	2017-660003214	CHANEY, BENTON R &			17	105,152	1000	9,674	888.00										
2016	2016-660003214	CHANEY, BENTON R &			17	102,853	1000	9,674	908.00										
2015	2015-660003214	CHANEY, BENTON R &			17	100,264	1000	9,674	872.00										
2014	2014-660003214	CHANEY, BENTON R &			17	100,922	1000	9,674	897.00										
2013	2013-660003214	CHANEY, BENTON R &			17	97,037	1000	9,674	885.00										



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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.241		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,497.00 x 5.45 = 57,209		
Factor Value			
Adjustments	1.3788		
Lot Value	78,882		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,532 / 1,532
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	310 Carport - Gable Roof
Remodel	
Year/Eff Age	1961 / 49

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	131,933 86.12 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	168,220 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	90,783
Lot Value	78,882
Indicated Value	169,665 110.75 Per SqFt
Agland Value	
Site Improvements	
Total Value	169,665 110.75 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.76	Total Misc Impr	+	4,456
Roofing Adj	+ 3.93	Garage Cost	+	2,511
Subfloor Adj	+ 1.15	Total RCN	=	206,326
Heat/Cool Adj	+ 11.47	Depreciation (56%)	-	115,543
Plumbing Adj	+ 6.82	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	90,783
Adj Base Cost	= 130.13	Lot Value	+	78,882
Total Area	x 1,532	Indicated Value	=	169,665
Adjusted Cost	= 199,359	Value Per SqFt		110.75

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	8279	270		270	8.86		2,392
PATO	SLAB PORCH - OPEN	8280	21x10		210	9.83		2,064



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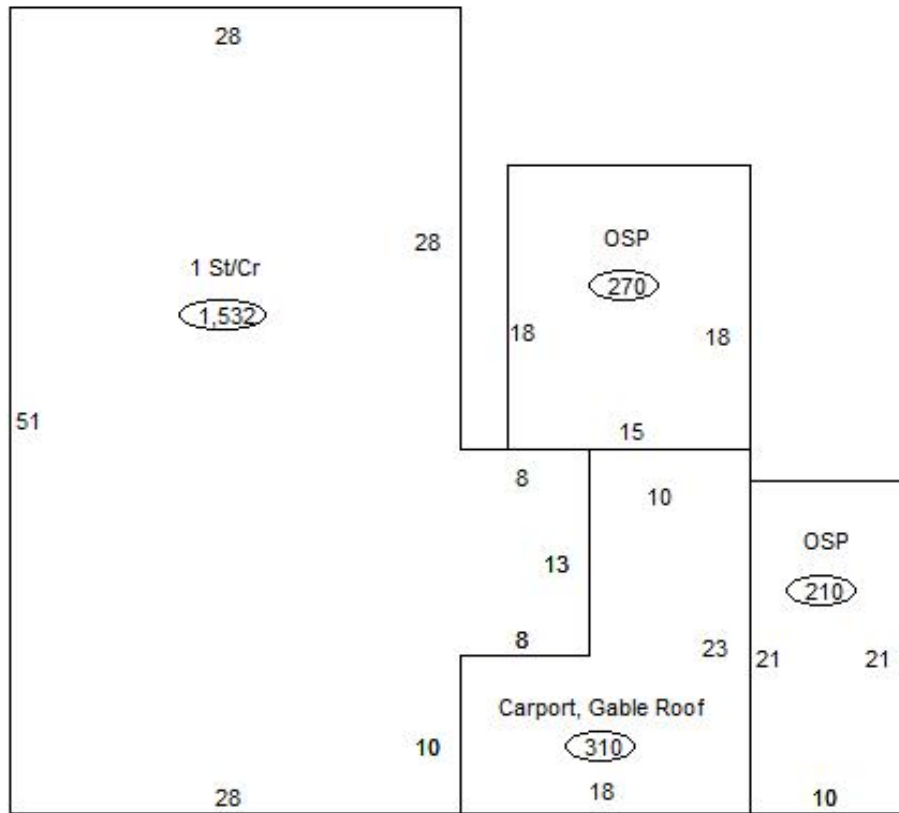
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Sketch Image

660003214



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,532	1.000	1,532
2	M	PATO		13	Open Slab	270	1.000	270
3	M	PATO		13	Open Slab	210	1.000	210
4	G	3		13	Carport, Gable Roof	310	1.000	310
Total Building Area						1,532		1,532