



# 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	660003687								
Parcel ID	21N15E-05-4-00000-000-0000								
Cadastral ID	05-21-15-02900								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	295792								
WILLIAMS, JEFFREY ALLAN &									
JENNIFER DAWN									
5498 E 475 RD CLAREMORE OK 74019-0000									
<b>Parcel Location</b>									
Situs	05498 E 475 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	5 / 21 / 15 / 4								
Neighborhood	6060 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.32741610 -95.73355944									
NE SW LESS & EXCEPT E 330' & W 330' THEREOF.									
<b>Building Permits</b>									
Number	Description	Opened	Closed	Amount					
R17	R17-POSS NEW HOUSE AT SOME POI	02/2015	07/2016						
R15	R15-POSS COMPLETION OF LIVING IN	10/2013	07/2014						
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
Bk/Pg	Grantor	Date	Price	Code					
2240/533	HOUSLEY, JEFFREY A &	04/13/2012	180,000	YES					
2120/838	POOLE, JOHN W II	08/06/2010	340,000	11					
896/102	OLER, DEE EDNA KERST	10/01/1992	24,000	Yes					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2013	Land Value	2,383	2,383	11%	Assessed	22,247	2,414.64	
Year Frozen	0	Improvements	218,903	199,867		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-98.00	
TIF Project ID	0	Total Value	221,286	202,250	22,247	Total Taxable	21,247	2,317.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003687	WILLIAMS, JEFFREY ALLAN &	7	196,360	1000	20,600	2,246.00		
2024	2024-660003687	WILLIAMS, JEFFREY ALLAN &	7	206,672	1000	20,040	2,225.00		
2023	2023-660003687	WILLIAMS, JEFFREY ALLAN &	7	185,921	1000	19,427	2,113.00		
2022	2022-660003687	WILLIAMS, JEFFREY ALLAN &	7	183,873	1000	18,832	2,128.00		
2021	2021-660003687	WILLIAMS, JEFFREY ALLAN &	7	176,027	1000	18,254	2,041.00		
2020	2020-660003687	WILLIAMS, JEFFREY ALLAN &	7	174,046	1000	17,693	1,976.00		
2019	2019-660003687	WILLIAMS, JEFFREY ALLAN &	7	164,993	1000	17,149	1,917.00		
2018	2018-660003687	WILLIAMS, JEFFREY ALLAN &	7	170,348	1000	17,738	1,919.00		
2017	2017-660003687	WILLIAMS, JEFFREY ALLAN &	7	167,020	1000	17,372	1,896.00		
2016	2016-660003687	WILLIAMS, JEFFREY ALLAN &	7	164,295	0	18,072	1,959.00		
2015	2015-660003687	WILLIAMS, JEFFREY ALLAN &	7	161,162	0	17,728	1,934.00		
2014	2014-660003687	WILLIAMS, JEFFREY ALLAN &	7	93,104	0	10,241	1,126.00		
2013	2013-660003687	WILLIAMS, JEFFREY ALLAN &	7	2,384	0	262	29.00		




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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0030. 4/11/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	DMH LOWER VALUED MH
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,564 / 1,564
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,564
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	4 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2014 / 9

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	71.34	<b>Total Misc Impr</b>	+ 2,947
<b>Roofing Adj</b>	+ 5.67	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 145,693
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 9%)</b>	- 13,112
<b>Plumbing Adj</b>	+ 3.93	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 132,581
<b>Adj Base Cost</b>	= 91.27	<b>Lot Value</b>	+
<b>Total Area</b>	x 1,564	<b>Indicated Value</b>	= 132,581
<b>Adjusted Cost</b>	= 142,746	<b>Value Per SqFt</b>	84.77

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

### Direct Comparables

<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	132,581		
<b>Lot Value</b>			
<b>Indicated Value</b>	132,581	84.77	Per SqFt
<b>Agland Value</b>	2,383		
<b>Site Improvements</b>	86,322		
<b>Total Value</b>	221,286	141.49	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	153488	28x12		336	8.77		2,947



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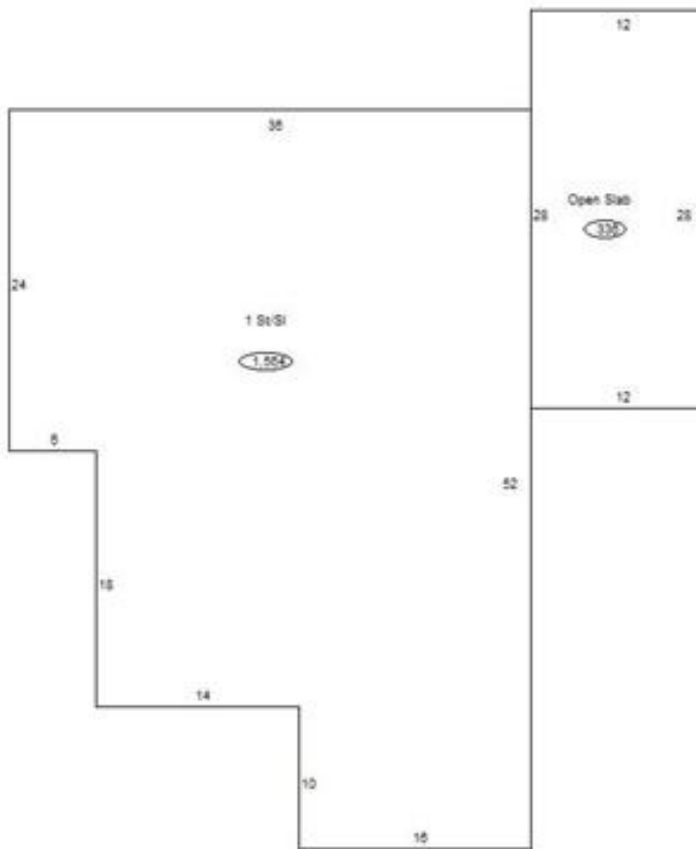
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Sketch Image

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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/Sl	1,564	1.000	1,564
2	M	PATO		10	Open Slab	336	1.000	336
<b>Total Building Area</b>						1,564		1,564



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			3,236
	Qual	4	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b> Base Cost (31.29 x 3,236) 101,254		<b>Modifier Total</b>	<b>RCN</b> 101,254	<b>Depr (20% Phys/ % Func)</b> 20,251	<b>RCNLD</b> 81,003
	LNT0	LEAN TO - ATTACHED	80x16x0			1,280
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b> Base Cost (7.84 x 1,280) 10,035		<b>Modifier Total</b>	<b>RCN</b> 10,035	<b>Depr (47% Phys/ % Func)</b> 4,716	<b>RCNLD</b> 5,319



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45	0		1.000	81	81	81	81
<b>TMBR Totals</b>						1.000			81	81
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45	0		6.000	108	108	648	648
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80	0		2.000	192	192	384	384
SO	SOGN SOILS	NTV PST	15	0		4.000	36	36	144	144
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67	0		7.000	161	161	1,126	1,126
<b>NTV PST Totals</b>						19.000			2,302	2,302
<b>Total Agland</b>						20.000			2,383	2,383