



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660003723 <b>Parcel ID</b> 000000-00-0-00630-001-0030 <b>Cadastral ID</b> 05-21-15-03890 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 284224 WILLIAMS, ANGELA KAY REVOCABLE TRUST  5805 E HUNTER LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 05805 HUNTER LN <b>Subdivision</b> QUAIL CREEK AMENDED <b>Lot/Block</b> 0030 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 5 <b>Neighborhood</b> 1107 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.32418249 -95.72548575																																																						
<b>Building Permits</b>					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1554/3	FAIRBANKS, BRYAN K	05/05/2003	123,000	11																																													
					1032/115	BENCE, RANDY C &	07/10/1996	88,000	No																																													
					948/539	BEHNKE, DONNA LYNN &	03/03/1994	70,000	No																																													
					928/327	BEHNKE PAINE INC	09/02/1993	0	No																																													
					885/448	WILLIAMS, JOHN D & ETAL	06/25/1992	4,500	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2004</td> <td>Land Value 42,667</td> <td>38,177</td> <td>11%</td> <td>4,199</td> <td>Assessed</td> <td>19,030</td> <td>2,065.48</td> </tr> <tr> <td>Year Frozen</td> <td>2025</td> <td>Improvements 150,687</td> <td>134,831</td> <td></td> <td>14,831</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 193,354</td> <td>173,008</td> <td></td> <td>19,030</td> <td>Total Taxable</td> <td>18,030</td> <td>1,968.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2004	Land Value 42,667	38,177	11%	4,199	Assessed	19,030	2,065.48	Year Frozen	2025	Improvements 150,687	134,831		14,831	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 193,354	173,008		19,030	Total Taxable	18,030	1,968.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003723	WILLIAMS, ANGELA KAY	7	194,164	1000	18,031	1,967.00																																															
2024	2024-660003723	WILLIAMS, ANGELA K	7	204,103	1000	17,476	1,943.00																																															
2023	2023-660003723	WILLIAMS, ANGELA K	7	163,077	1000	16,938	1,843.00																																															
2022	2022-660003723	WILLIAMS, ANGELA K	7	159,296	1000	16,523	1,869.00																																															
2021	2021-660003723	WILLIAMS, ANGELA K	7	157,911	1000	16,370	1,832.00																																															
2020	2020-660003723	WILLIAMS, ANGELA K	7	155,508	1000	15,952	1,783.00																																															
2019	2019-660003723	WILLIAMS, ANGELA K	7	149,621	1000	15,458	1,729.00																																															
2018	2018-660003723	WILLIAMS, ANGELA K	7	154,806	1000	15,288	1,656.00																																															
2017	2017-660003723	WILLIAMS, ANGELA K	7	153,585	1000	14,813	1,619.00																																															
2016	2016-660003723	WILLIAMS, ANGELA K	7	149,928	1000	14,353	1,570.00																																															
2015	2015-660003723	WILLIAMS, ANGELA K	7	146,773	1000	13,906	1,532.00																																															
2014	2014-660003723	WILLIAMS, ANGELA K	7	147,949	1000	13,471	1,496.00																																															
2013	2013-660003723	WILLIAMS, ANGELA K	7	139,943	1000	13,051	1,424.00																																															



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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.8668 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 37,758.00 x 1.13 = 42,667 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 42,667		
\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0066. 3/31/2022		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,512 / 1,512
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,512
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.11	<b>Total Misc Impr</b>	+ 9,237	<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+ 13,282
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 216,267	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 34%)</b>	- 73,531
<b>Plumbing Adj</b>	+ 9.31	<b>Lump Sums</b>	+ 7,951	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 150,687
<b>Adj Base Cost</b>	= 128.14	<b>Lot Value</b>	+ 42,667	<b>Total Area</b>	x 1,512	<b>Indicated Value</b>	= 193,354
		<b>Value Per SqFt</b>	127.88	<b>Adjusted Cost</b>	= 193,748		

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	175,748	116.24	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	247,920		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	150,687		
<b>Lot Value</b>	42,667		
<b>Indicated Value</b>	193,354	127.88	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	193,354	127.88	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9174	25x7		175	23.66		4,141
WODC	Wood Deck - Covered	9175	24x10		240	33.13		7,951

