



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	660003754													
Parcel ID	000000-00-0-00693-001-0006													
Cadastral ID	05-21-15-04220													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	346386													
WILLIAMS, JAMES														
19650 S COVEY CT CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19650 S COVEY CT													
Subdivision	RODEN ADDITION AMD													
Lot/Block	0006 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	5 / 21 / 15 / 5													
Neighborhood	1107 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32701444 -95.72875286														
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>R24 197</td> <td>NEW SFR 2450 SQ FT</td> <td>07/2024</td> <td>03/2025</td> <td>287,335</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 197	NEW SFR 2450 SQ FT	07/2024	03/2025	287,335
Number	Description	Opened	Closed	Amount										
R24 197	NEW SFR 2450 SQ FT	07/2024	03/2025	287,335										
LOT 6 BLOCK 1 RODEN ADDITION AMD.														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	D.R. HORTON -TULSA LLC	01/24/2025	424,000	15					
					/	SHAW HOMES INC	12/17/2024	121,000	15					
					/	WILLIAMS, JAMES R & ALYSE	06/24/2024	0	15					
					/	DUNAWAY, DAVID & TARA	04/08/2022	0	9					
					2692/378	BENCE, FRANCES-TRUSTEE	02/14/2018	165,000	WB					
					2639/361	BENCE, FRANCES RUTH RODEN	06/07/2017	0	WB					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2026	Land Value	75,795	75,795	11%	8,337	Assessed	47,061	5,107.91					
Year Frozen	0	Improvements	352,039	352,039		38,724	Penalty	0						
Uncapped Value	352,039	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	427,834	427,834		47,061	Total Taxable	47,061	5,108.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003754	WILLIAMS, JAMES	7	75,795	0	8,337	905.00							
2024	2024-660003754	SHAW HOMES INC	7	76,492	0	2,310	255.00							
2023	2023-660003754	WILLIAMS, JAMES R & ALYSE	7	20,000	0	2,200	237.00							
2022	2022-660003754	WILLIAMS, JAMES R & ALYSE	7	20,000	0	2,200	247.00							
2021	2021-660003754	DUNAWAY, DAVID & TARA	7	20,000	0	2,200	244.00							
2020	2020-660003754	DUNAWAY, DAVID & TARA	7	20,000	0	2,200	244.00							
2019	2019-660003754	DUNAWAY, DAVID & TARA	7	20,000	0	2,200	244.00							
2018	2018-660003754	DUNAWAY, DAVID & TARA	7	20,000	0	1,155	124.00							
2017	2017-660003754	BENCE, FRANCES-TRUSTEE	7	10,000	0	1,100	119.00							
2016	2016-660003754	BENCE, FRANCES RUTH RODEN	7	10,000	0	1,100	120.00							
2015	2015-660003754	BENCE, FRANCES RUTH RODEN	7	10,000	0	1,100	120.00							
2014	2014-660003754	BENCE, FRANCES RUTH RODEN	7	10,000	0	1,100	121.00							
2013	2013-660003754	BENCE, FRANCES RUTH RODEN	7	10,000	0	1,100	119.00							



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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.16		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	94,091.00 x .81 = 75,795		
Factor Value			
Adjustments	1.0000		
Lot Value	75,795		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,360 / 2,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,360
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	580 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	109.50	Total Misc Impr	+ 13,004				
Roofing Adj	+ 5.21	Garage Cost	+ 27,979				
Subfloor Adj	+ -3.40	Total RCN	= 355,595				
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,556				
Plumbing Adj	+ 7.53	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 352,039				
Adj Base Cost	= 133.31	Lot Value	+ 75,795				
Total Area	x 2,360	Indicated Value	= 427,834				
Adjusted Cost	= 314,612	Value Per SqFt	181.29				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	352,039		
Lot Value	75,795		
Indicated Value	427,834	181.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	427,834	181.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171469	7x4		28	29.44		824
PRCH	Porch	171470	12x5		60	29.34		1,760
PATC	Patio - Covered	171471	19x10		190	21.00		3,990
FPR1	Fireplace - Residential 1 Story			1 2025	1	6,429.63		6,430



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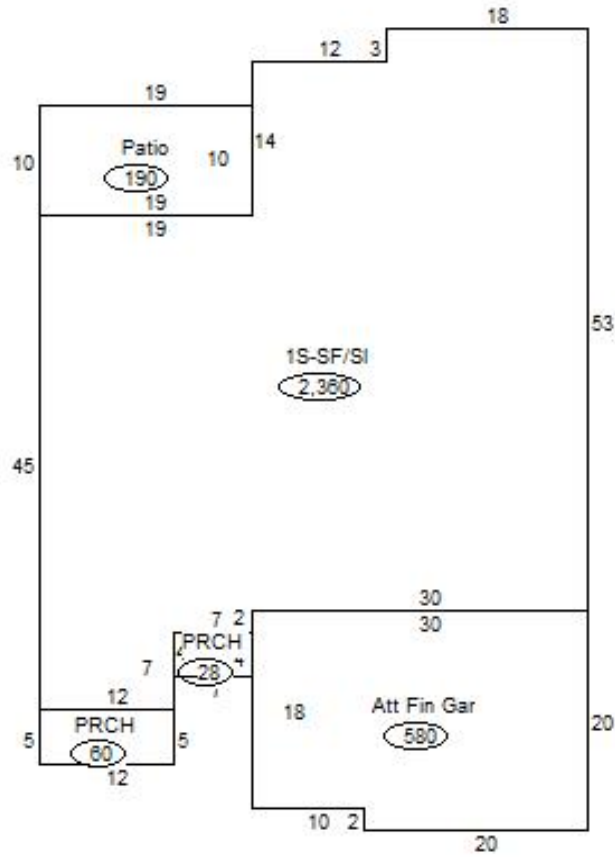
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,360	1.000	2,360
2	G	5		20	Att Fin Gar	580	1.000	580
3	M	PRCH		20	PRCH	28	1.000	28
4	M	PRCH		20	PRCH	60	1.000	60
5	M	PATC		20	Patio	190	1.000	190
Total Building Area						2,360		2,360