



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:31:10  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660003776 <b>Parcel ID</b> 000000-00-0-10045-003-0005 <b>Cadastral ID</b> 05-21-16-00210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 302621 JAMES, DAVID WAYNE &  REBECCA ANN 1011 W 17TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01011 W 17TH ST N <b>Subdivision</b> CHAMBERS TERRACE <b>Lot/Block</b> 0005 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-19\IMG_004! 4/19/2023</p>																																																	
<b>Legal Description</b> Lot/Long: 36.32570307 -95.62080402																																																						
LOT 5 BLOCK 3 CHAMBERS TERRACE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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	2097/535	DAWES, BOBBY D & BEVERLY S	04/14/2010	100,000	YES																																													
					1212/431	HARPER, HOWARD L TRUSTEE &	01/26/2000	73,500	No																																													
<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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value</td> <td>45,185</td> <td>33,750</td> <td>11%</td> <td>3,713</td> <td>Assessed</td> <td>16,252 1,502.17</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>113,989</td> <td>113,989</td> <td> </td> <td>12,539</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>159,174</td> <td>147,739</td> <td> </td> <td>16,252</td> <td>Total Taxable</td> <td>15,252 1,410.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2011	Land Value	45,185	33,750	11%	3,713	Assessed	16,252 1,502.17	Year Frozen	0	Improvements	113,989	113,989		12,539	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	159,174	147,739		16,252	Total Taxable	15,252 1,410.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003776	JAMES, DAVID WAYNE &	17	157,667	0	15,778	1,458.00																																															
2024	2024-660003776	JAMES, DAVID WAYNE &	17	162,930	0	15,027	1,389.00																																															
2023	2023-660003776	JAMES, DAVID WAYNE &	17	135,127	0	14,311	1,311.00																																															
2022	2022-660003776	JAMES, DAVID WAYNE &	17	123,906	0	13,630	1,262.00																																															
2021	2021-660003776	JAMES, DAVID WAYNE &	17	135,245	0	14,314	1,264.00																																															
2020	2020-660003776	JAMES, DAVID WAYNE &	17	129,114	0	13,633	1,248.00																																															
2019	2019-660003776	JAMES, DAVID WAYNE &	17	118,031	0	12,983	1,202.00																																															
2018	2018-660003776	JAMES, DAVID WAYNE &	17	121,347	0	13,348	1,233.00																																															
2017	2017-660003776	JAMES, DAVID WAYNE &	17	120,359	0	13,239	1,216.00																																															
2016	2016-660003776	JAMES, DAVID WAYNE &	17	117,331	0	12,671	1,189.00																																															
2015	2015-660003776	JAMES, DAVID WAYNE &	17	109,702	0	12,067	1,088.00																																															
2014	2014-660003776	JAMES, DAVID WAYNE &	17	110,544	0	12,160	1,128.00																																															
2013	2013-660003776	JAMES, DAVID WAYNE &	17	105,357	0	11,589	1,060.00																																															




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Date 04/17/2026  
 Time 02:31:11  
 Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 8500 <b>Non-Ag Acres</b> 0.2082 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,068.00 x 4.98 = 45,185 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 45,185		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-19\IMG_004! 4/19/2023</p>

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>	1,325 / 1,325
<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>	1,325
<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 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

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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>	148,107	111.78	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	167,660 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.26	<b>Total Misc Impr</b>	+	24,683			
<b>Roofing Adj</b>	+ 4.45	<b>Garage Cost</b>	+	13,282			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	211,090			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	-	97,101			
<b>Plumbing Adj</b>	+ 10.63	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	113,989			
<b>Adj Base Cost</b>	= 130.66	<b>Lot Value</b>	+	45,185			
<b>Total Area</b>	x 1,325	<b>Indicated Value</b>	=	159,174			
<b>Adjusted Cost</b>	= 173,125	<b>Value Per SqFt</b>		120.13			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	113,989		
<b>Lot Value</b>	45,185		
<b>Indicated Value</b>	159,174	120.13	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	159,174	120.13	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	9340	5x4		20	24.21		484
EPSW	ENCLOSED PORCH - SOLID WALL	9341	140		140	62.57		8,760
CPDT	CARPORT - DETACHED	9342	25x20		500	10.74		5,370
PRCH	SLAB PORCH - COVERED	9343	10x10		100	23.95		2,395
CPDT	CARPORT - DETACHED	123538	24x10		240	10.74		2,578



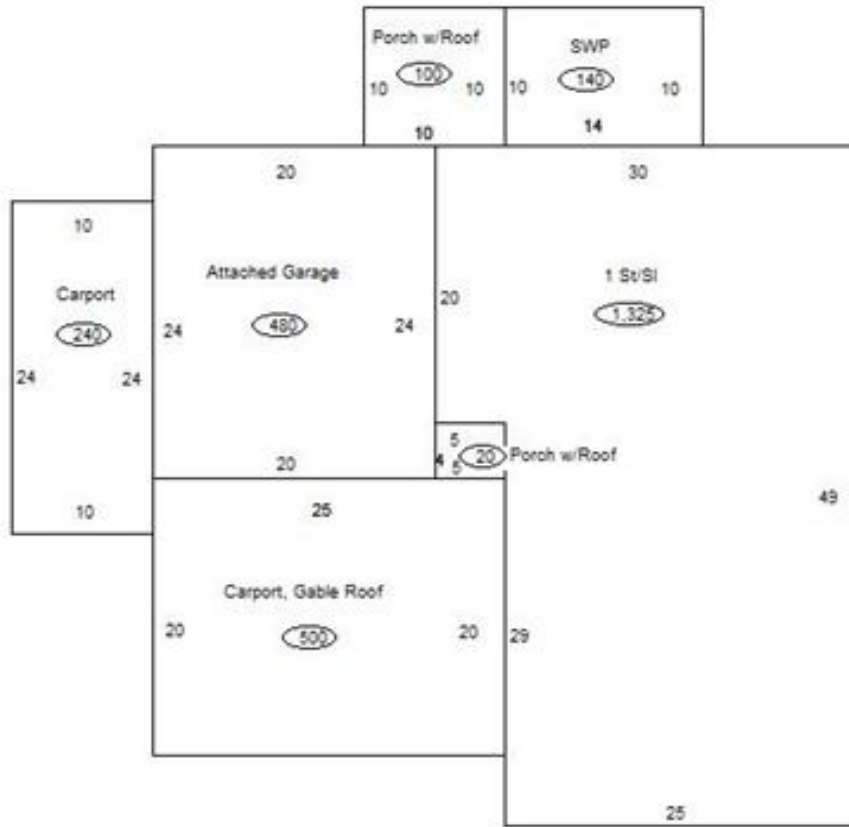
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 Time 02:31:11  
 Page 3

Sketch Image

660003776



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,325	1.000	1,325
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	20	1.000	20
4	M	EPSW		13	EPSW	140	1.000	140
5	G	3		13	Carport, Gable Roof	500	1.000	500
6	M	PRCH		13	SLBC	100	1.000	100
7	M	CPDT		13	Carport	240	1.000	240
<b>Total Building Area</b>						1,325		1,325



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Page 4

660003776

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )				