



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	660003838								
Parcel ID	000000-00-0-10050-004-0021								
Cadastral ID	05-21-16-00830								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	88774								
MCDONALD, JAMES W									
1809 N CHAMBERS TER CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01809 N CHAMBERS TER								
Subdivision	CHAMBERS TERRACE II								
Lot/Block	0021 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1183 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32820218 -95.62124714									
Building Permits									
LOT 21 BLOCK 4 CHAMBERS TERRACE II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
HV	Veteran	Yes	999,999	13,816	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	47,690	28,845	11%	3,173	Assessed	13,816	1,277.01
Year Frozen	0	Improvements	102,368	96,759		10,643	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	13,816	-1,277.00
TIF Project ID	0	Total Value	150,058	125,604		13,816	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003838	MCDONALD, JAMES W	17	146,733	13414		.00		
2024	2024-660003838	MCDONALD, JAMES W	17	148,651	13023		.00		
2023	2023-660003838	MCDONALD, JAMES W	17	121,016	12645		.00		
2022	2022-660003838	MCDONALD, JAMES W	17	111,600	12276		.00		
2021	2021-660003838	MCDONALD, JAMES W	17	116,280	1000	11,431	1,009.00		
2020	2020-660003838	MCDONALD, JAMES W	17	111,753	1000	11,069	1,014.00		
2019	2019-660003838	MCDONALD, JAMES W	17	106,524	1000	10,718	993.00		
2018	2018-660003838	MCDONALD, JAMES W	17	110,956	1000	11,154	1,031.00		
2017	2017-660003838	MCDONALD, JAMES W	17	110,032	1000	10,800	992.00		
2016	2016-660003838	MCDONALD, JAMES W	17	107,339	1000	10,456	981.00		
2015	2015-660003838	MCDONALD, JAMES W	17	104,333	1000	10,123	913.00		
2014	2014-660003838	MCDONALD, JAMES W	17	107,360	1000	9,799	909.00		
2013	2013-660003838	MCDONALD, JAMES W	17	101,536	1000	9,484	868.00		



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.2291	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,979.00 x 4.78 = 47,690	
Factor Value		
Adjustments	1.0000	
Lot Value	47,690	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,314 / 1,314
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,314
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	136,812	104.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	157,640		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,994		
Lot Value	47,690		
Indicated Value	149,684	113.91	Per SqFt
Agland Value			
Site Improvements	374		
Total Value	150,058	114.20	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.74	Total Misc Impr	+	7,925			
Roofing Adj	+ 4.08	Garage Cost	+	11,775			
Subfloor Adj	+ 0.00	Total RCN	=	188,878			
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	86,884			
Plumbing Adj	+ 9.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	101,994			
Adj Base Cost	= 128.75	Lot Value	+	47,690			
Total Area	x 1,314	Indicated Value	=	149,684			
Adjusted Cost	= 169,178	Value Per SqFt		113.91			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	9587	17x6		102	20.98		2,140
PATO	SLAB PORCH - OPEN	9588	12x10		120	10.07		1,208



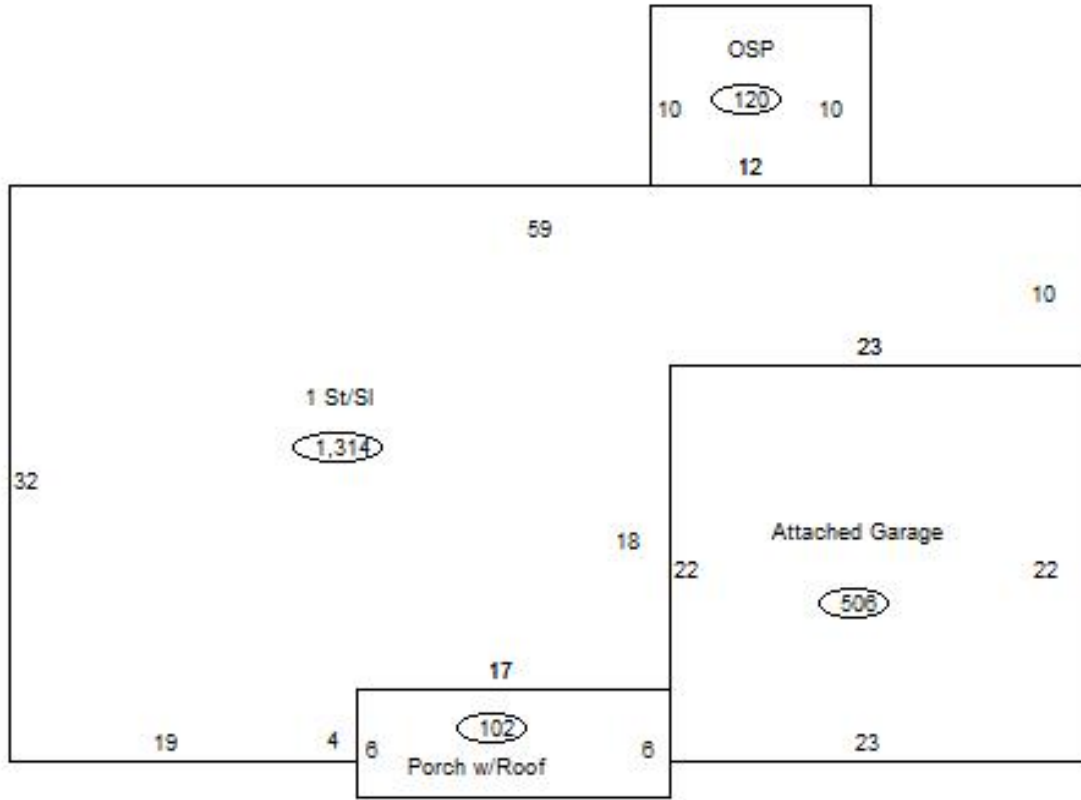
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,314	1.000	1,314
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,314		1,314



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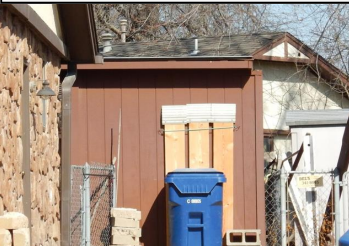
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			114
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (4.68 x 114)		534		534	160	374