



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 660004334 Parcel ID 000000-00-0-10525-002-0010 Cadastral ID 05-21-16-08850 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 280229 COURTNEY, JAMES E & MELISSA J 1452 PARADISE PARKWAY CLAREMORE OK 74017-0000 Parcel Location Situs 01452 PARADISE PKWY Subdivision WILL ROGERS HGTS IV Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0048.JPG 4/18/2023</p>														
Legal Description Lot/Long: 36.32526766 -95.62638625																			
LOT 10 BLOCK 2 WILL ROGERS HGTS IV					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>2148</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2148		01/2001	11/2001	
Number	Description	Opened	Closed	Amount															
2148		01/2001	11/2001																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1390/441	ORD, JANET D	07/10/2002	109,500	YES										
					1153/590	ELICK, CHESTER D	01/20/1999	89,000	No										
					748/366			65,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2003		Land Value	51,419	28,743	11%	3,162	Assessed	15,507 1,433.31										
Year Frozen	0		Improvements	122,465	112,231		12,345	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -92.00										
TIF Project ID	0		Total Value	173,884	140,974		15,507	Total Taxable	14,507 1,341.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004334	COURTNEY, JAMES E & MELISSA J			17	169,923	1000	14,056	1,299.00										
2024	2024-660004334	COURTNEY, JAMES E & MELISSA J			17	175,397	1000	13,617	1,258.00										
2023	2023-660004334	COURTNEY, JAMES E & MELISSA J			17	136,571	1000	13,191	1,208.00										
2022	2022-660004334	COURTNEY, JAMES E & MELISSA J			17	125,255	1000	12,778	1,183.00										
2021	2021-660004334	COURTNEY, JAMES E & MELISSA J			17	129,809	1000	13,075	1,155.00										
2020	2020-660004334	COURTNEY, JAMES E & MELISSA J			17	130,705	1000	12,665	1,160.00										
2019	2019-660004334	COURTNEY, JAMES E & MELISSA J			17	120,611	1000	12,267	1,136.00										
2018	2018-660004334	COURTNEY, JAMES E & MELISSA J			17	124,247	1000	12,667	1,170.00										
2017	2017-660004334	COURTNEY, JAMES E & MELISSA J			17	123,227	1000	12,555	1,153.00										
2016	2016-660004334	COURTNEY, JAMES E & MELISSA J			17	120,068	1000	12,207	1,146.00										
2015	2015-660004334	COURTNEY, JAMES E & MELISSA J			17	119,634	1000	12,160	1,097.00										
2014	2014-660004334	COURTNEY, JAMES E & MELISSA J			17	121,930	1000	12,137	1,125.00										
2013	2013-660004334	COURTNEY, JAMES E & MELISSA J			17	116,121	1000	11,755	1,076.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2602		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	11,335.00 x 4.54 = 51,419		
Factor Value			
Adjustments	1.0000		
Lot Value	51,419		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	163,939 104.55 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	182,230 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	122,465
Lot Value	51,419
Indicated Value	173,884 110.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	173,884 110.90 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.05	Total Misc Impr	+	7,392
Roofing Adj	+ 4.47	Garage Cost	+	13,282
Subfloor Adj	+ -1.15	Total RCN	=	222,664
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	100,199
Plumbing Adj	+ 8.98	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	122,465
Adj Base Cost	= 128.82	Lot Value	+	51,419
Total Area	x 1,568	Indicated Value	=	173,884
Adjusted Cost	= 201,990	Value Per SqFt		110.90

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	11165		42	42	24.14		1,014
PATO	SLAB PORCH - OPEN	11166	12x10		120	10.68		1,282



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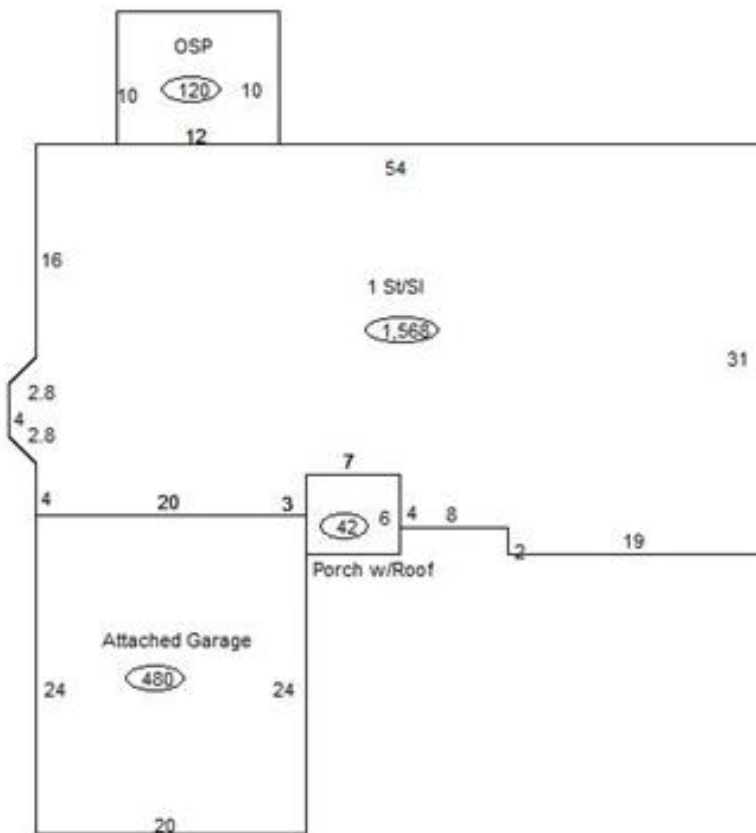
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Sketch Image

660004334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,568	1.000	1,568
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,568		1,568