



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:29:23
 Page 1

Assessment Data					Primary Image														
Account 660004348 Parcel ID 000000-00-0-10525-002-0024 Cadastral ID 05-21-16-08990 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 56114 GILLMORE, JAMES 1459 PARADISE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01459 PARADISE LN Subdivision WILL ROGERS HGTS IV Lot/Block 0024 / 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 (176)\IMG_0022.JPG 4/19/2023</p>														
Legal Description Lot/Long: 36.32391375 -95.62728330																			
LOT 24 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	48,884	27,549	11%	3,030	Assessed	17,348	1,603.48										
Year Frozen	0	Improvements	144,744	130,156		14,318	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	193,628	157,705		17,348	Total Taxable	16,348	1,511.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004348	GILLMORE, JAMES			17	189,090	1000	15,842	1,464.00										
2024	2024-660004348	GILLMORE, JAMES			17	193,702	1000	15,351	1,419.00										
2023	2023-660004348	GILLMORE, JAMES			17	156,274	1000	14,876	1,363.00										
2022	2022-660004348	GILLMORE, JAMES			17	140,916	1000	14,413	1,334.00										
2021	2021-660004348	GILLMORE, JAMES			17	145,468	1000	13,965	1,233.00										
2020	2020-660004348	GILLMORE, JAMES			17	146,412	1000	13,529	1,239.00										
2019	2019-660004348	GILLMORE, JAMES			17	136,672	1000	13,106	1,214.00										
2018	2018-660004348	GILLMORE, JAMES			17	140,956	1000	12,695	1,173.00										
2017	2017-660004348	GILLMORE, JAMES			17	139,623	1000	12,296	1,129.00										
2016	2016-660004348	GILLMORE, JAMES			17	136,145	1000	11,909	1,118.00										
2015	2015-660004348	GILLMORE, JAMES			17	134,967	1000	11,533	1,040.00										
2014	2014-660004348	GILLMORE, JAMES			17	137,489	1000	11,168	1,036.00										
2013	2013-660004348	GILLMORE, JAMES			17	131,247	1000	10,814	990.00										



Rogers

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Date 04/17/2026
 Time 03:29:23
 Page 2

Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2391		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,413.00 x 4.69 = 48,884		
Factor Value			
Adjustments	1.0000		
Lot Value	48,884		



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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	75% Veneer, Stone 25% Frame, Siding, Vinyl
Base/Total Area	1,658 / 1,658
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,658
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 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	184,645	111.37	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	192,160 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.77	Total Misc Impr	+ 16,883				
Roofing Adj	+ 4.43	Garage Cost	+ 14,821				
Subfloor Adj	+ -1.15	Total RCN	= 247,261				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 111,267				
Plumbing Adj	+ 8.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 135,994				
Adj Base Cost	= 130.01	Lot Value	+ 48,884				
Total Area	x 1,658	Indicated Value	= 184,878				
Adjusted Cost	= 215,557	Value Per SqFt	111.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,994		
Lot Value	48,884		
Indicated Value	184,878	111.51	Per SqFt
Agland Value			
Site Improvements	8,750		
Total Value	193,628	116.78	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	11225	140		140	23.80		3,332
PATO	SLAB PORCH - OPEN	11226	1040		1,040	8.13		8,455



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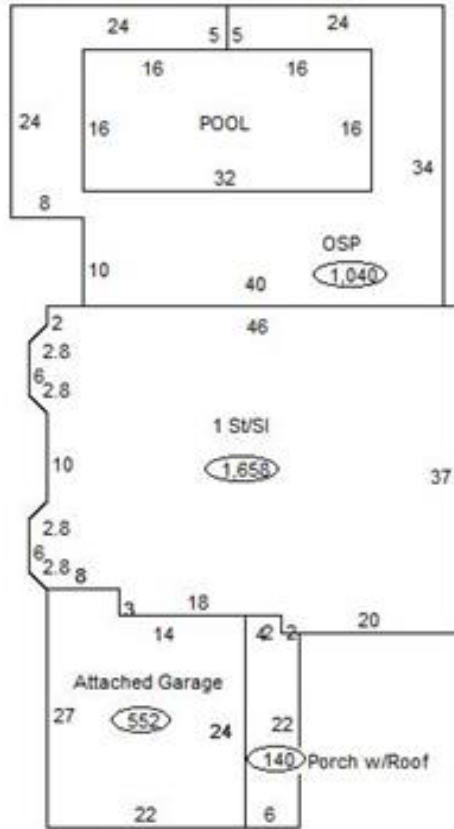
Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:29:23
 Page 3

Sketch Image

660004348

POOL LABELED ONLY TO REMOVE THE INNER AREA OF OPEN SLAB PR



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,658	1.000	1,658
2	G	1		20	Attached Garage	552	1.000	552
3	M	PRCH		20	SLBC	140	1.000	140
4	M	PATO		20	Open Slab	1,040	1.000	1,040
5	N	0		20			0.000	
6	N	0		20			0.000	
7	N	0		20			0.000	
8	N	0		20	POOL		0.000	
9	N	0		20			0.000	
10	N	0		20			0.000	
11	N	0		20			0.000	
12	N	0		20			0.000	
13	N	0		20			0.000	
14	N	0		20			0.000	
15	N	0		20			0.000	
16	N	0		20			0.000	
17	N	0		20			0.000	
18	N	0		20			0.000	
19	N	0		20			0.000	
20	N	0		20			0.000	
21	N	0		20			0.000	
22	N	0		20			0.000	
23	N	0		20			0.000	
24	N	0		20			0.000	
25	N	0		20			0.000	

26	N	0	20	0.000
27	N	0	20	0.000
28	N	0	20	0.000
29	N	0	20	0.000
30	N	0	20	0.000
31	N	0	20	0.000
				"POOL" LABELED ONLY TO REMOVE THE INNER AREA OF OPEN SLAB PR
Total Building Area				1,658
				1,658



Rogers

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Date 04/17/2026
Time 03:29:23
Page 5

660004348

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year		Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	16,250	8,750

STF	STG FAIR		0x0x0		
Qual 2	Cond		Year		Eff Age

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)					