



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 660004651 Parcel ID 22N16E-05-1-00000-000-0000 Cadastral ID 05-22-16-00300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 36224 SPIVY, JAMES S & IDA M TRUSTEES C/O CINDY DUTTON 7790 S 4175 RD CLAREMORE OK 74017-0000																			
Parcel Location Situs 11901 KAY PL Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 5 / 22 / 16 / 1 Neighborhood 6030 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																			
Legal Description Lat/Long: 36.41923944 -95.61699001					Building Permits														
TR IN S2 NE, BEG; AT PT ON N/L S2 NE, PT BEING 407.5' W NE/C WLY ON N/L 357.5' SLY & PARALL TO E/L 304.83' ELY & PARALLEL TO S/L 357.5' NLY & PARALLEL WITH E/L 305.01' TO POB					<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	No	1,000		832/428			7,500	No										
PD	Add-Homestead	No	1,000																
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax											
Remove Cap	0	Land Value	72,985	12,741	11%	1,402	Assessed	4,962	507.77										
Year Frozen	1999	Improvements	90,362	32,359		3,560	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	163,347	45,100		4,962	Total Taxable	4,962	508.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660004651	SPIVY, JAMES S & IDA M TRUSTEES	11	163,257	0	4,726	483.00												
2024	2024-660004651	SPIVY, JAMES S & IDA M TRUSTEES	11	168,708	0	4,500	462.00												
2023	2023-660004651	SPIVY, JAMES S & IDA M TRUSTEES	11	112,006	2000	2,286	268.00												
2022	2022-660004651	SPIVY, JAMES S &	11	110,791	2000	2,285	269.00												
2021	2021-660004651	SPIVY, JAMES S &	11	112,054	2000	2,286	260.00												
2020	2020-660004651	SPIVY, JAMES S &	11	106,481	2000	2,285	268.00												
2019	2019-660004651	SPIVY, JAMES S &	11	95,293	2000	2,286	265.00												
2018	2018-660004651	SPIVY, JAMES S &	11	100,239	2000	2,286	268.00												
2017	2017-660004651	SPIVY, JAMES S &	11	99,295	2000	2,286	260.00												
2016	2016-660004651	SPIVY, JAMES S &	11	97,181	2000	2,286	263.00												
2015	2015-660004651	SPIVY, JAMES S &	11	99,547	2000	2,286	263.00												
2014	2014-660004651	SPIVY, JAMES S &	11	100,349	2000	2,286	261.00												
2013	2013-660004651	SPIVY, JAMES S &	11	97,530	2000	2,286	256.00												



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	105,505.00 x .69 = 72,985	
Factor Value		
Adjustments	1.0000	
Lot Value	72,985	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1953 / 55



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	110,995	72.07	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.34	Total Misc Impr	+	7,397			
Roofing Adj	+ 4.19	Garage Cost	+				
Subfloor Adj	+ 1.09	Total RCN	=	199,697			
Heat/Cool Adj	+ 11.47	Depreciation (61%)	-	121,815			
Plumbing Adj	+ 6.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	77,882			
Adj Base Cost	= 124.87	Lot Value	+	72,985			
Total Area	x 1,540	Indicated Value	=	150,867			
Adjusted Cost	= 192,300	Value Per SqFt		97.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,882		
Lot Value	72,985		
Indicated Value	150,867	97.97	Per SqFt
Agland Value			
Site Improvements	12,480		
Total Value	163,347	106.07	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	11929	16x6		96	23.97		2,301



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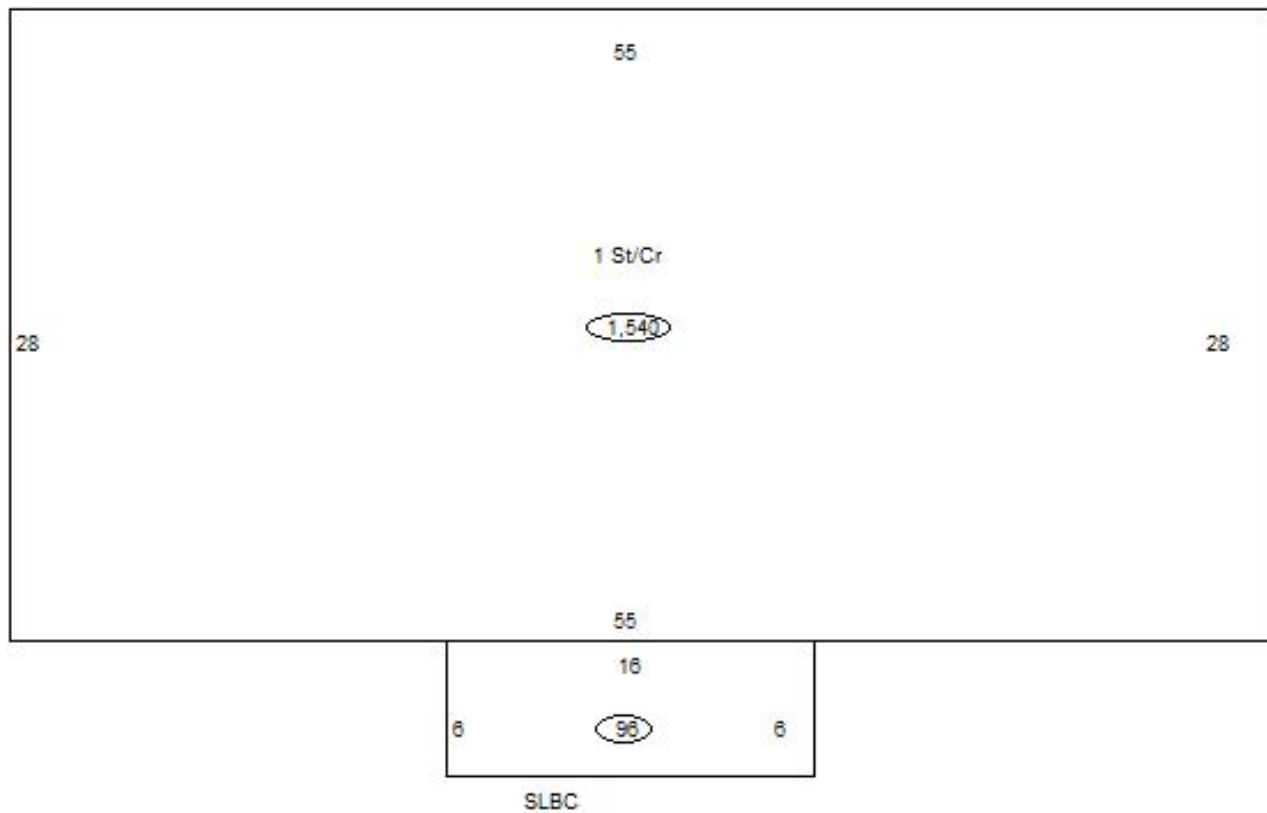
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,540	1.000	1,540
2	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	30x30x0			900	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 900)		14,400		14,400	5,760	8,640
	DTGF	DETACHED GARAGE FAIR	32x30x0			960	
	Qual	2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 960)		15,360		15,360	11,520	3,840