



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	660004719													
Parcel ID	22N17E-05-4-00000-000-0000													
Cadastral ID	05-22-17-02000													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	70 - FOYIL RURAL/FOYIL FIRE													
Name ID	316508													
BILES, JOSH														
17505 E 417 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17505 E 417 RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	5 / 22 / 17 / 4													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.41019456 -95.51063227														
N2 SW SE SE & S 10', W 10', N 60', E 40' E2 NE SE SE														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		2504/255	LANDWEHR, SAMUEL H JR &	10/06/2015	149,000	WG					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	2016	Land Value	75,255	46,758	11%	5,143	Assessed	14,815	1,506.09					
Year Frozen	0	Improvements	123,597	87,926		9,672	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	198,852	134,684		14,815	Total Taxable	13,815	1,417.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004719	BILES, JOSH	70	222,448	1000	13,384	1,374.00							
2024	2024-660004719	BILES, JOSH	70	174,408	1000	12,965	1,364.00							
2023	2023-660004719	BILES, JOSH	70	126,598	1000	12,558	1,323.00							
2022	2022-660004719	BILES, JOSH	70	119,667	1000	12,163	1,287.00							
2021	2021-660004719	BILES, JOSH	70	125,906	1000	12,102	1,247.00							
2020	2020-660004719	BILES, JOSH	70	117,086	1000	11,720	1,257.00							
2019	2019-660004719	BILES, JOSH &	70	112,271	1000	11,349	1,222.00							
2018	2018-660004719	BILES, JOSH &	70	116,297	1000	11,792	1,245.00							
2017	2017-660004719	BILES, JOSH &	70	115,442	1000	11,698	1,240.00							
2016	2016-660004719	BILES, JOSH &	70	112,757	1000	11,403	1,251.00							
2015	2015-660004719	LANDWEHR, SAMUEL H JR &	70	117,710	1000	9,875	1,075.00							
2014	2014-660004719	LANDWEHR, SAMUEL H JR &	70	115,754	1000	9,558	1,027.00							
2013	2013-660004719	LANDWEHR, SAMUEL H JR &	70	109,864	1000	9,251	971.00							



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	213,900.00 x .35 = 75,255		
Factor Value			
Adjustments	1.0000		
Lot Value	75,255		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,456 / 1,456
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,456
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,188	112.77	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.61	Total Misc Impr	+ 10,022				
Roofing Adj	+ 4.26	Garage Cost	+ 13,373				
Subfloor Adj	+ -1.12	Total RCN	= 187,268				
Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 63,671				
Plumbing Adj	+ 6.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 123,597				
Adj Base Cost	= 112.55	Lot Value	+ 75,255				
Total Area	x 1,456	Indicated Value	= 198,852				
Adjusted Cost	= 163,873	Value Per SqFt	136.57				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,597		
Lot Value	75,255		
Indicated Value	198,852	136.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	198,852	136.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	4,713.56		4,714
PATO	Patio - Open	12015	44x10		440	8.13		3,577
PRCH	Porch	12016	18x4		72	24.04		1,731



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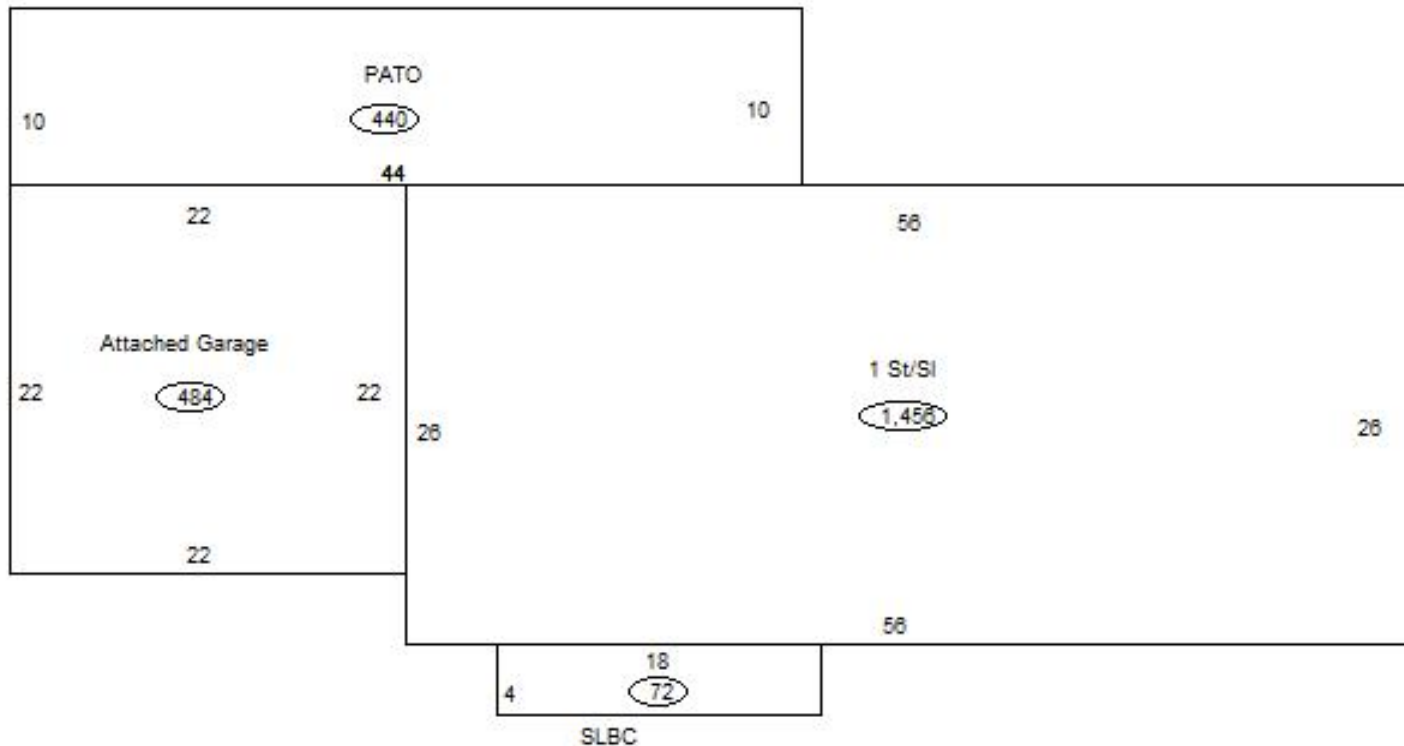
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,456	1.000	1,456
2	G	1		13	Attached Garage	484	1.000	484
3	M	PATO		13	PATO	440	1.000	440
4	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						1,456		1,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	CARPORT PORTABLE	18x20x8	Gravel	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.67 x 360)		1,681		1,681	1,681	
	SHDS	SHED	12x12x8	Concrete	Formed Metal	144
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (24.70 x 144)		3,557		3,557	3,557	