




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:09:06
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004877 Parcel ID 000000-00-0-00252-001-0007 Cadastral ID 06-20-16-04570 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 271663 MCLEARAN, BILLY J 10333 E FIRST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10333 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-24\IMG 9/24/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24857262 -95.64765225 LOT 7 BLOCK 1 DIXIE ESTATES																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2000</td> <td>Land Value 72,539</td> <td>22,206</td> <td>11%</td> <td>2,443</td> <td>Assessed</td> <td>17,378</td> <td>1,809.60</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 200,107</td> <td>135,771</td> <td></td> <td>14,935</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 272,646</td> <td>157,977</td> <td></td> <td>17,378</td> <td>Total Taxable</td> <td>16,378</td> <td>1,722.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2000	Land Value 72,539	22,206	11%	2,443	Assessed	17,378	1,809.60	Year Frozen	0	Improvements 200,107	135,771		14,935	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 272,646	157,977		17,378	Total Taxable	16,378	1,722.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1180/44</td> <td>MORGAN, MICHAEL W</td> <td>06/30/1999</td> <td>90,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1180/44	MORGAN, MICHAEL W	06/30/1999	90,000	Yes																																																									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2000	Land Value 72,539	22,206	11%	2,443	Assessed	17,378	1,809.60																																																																																																																	
Year Frozen	0	Improvements 200,107	135,771		14,935	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00																																																																																																																	
TIF Project ID	0	Total Value 272,646	157,977		17,378	Total Taxable	16,378	1,722.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1180/44	MORGAN, MICHAEL W	06/30/1999	90,000	Yes																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>235,978</td><td>1000</td><td>15,871</td><td>1,669.00</td></tr> <tr><td>2024</td><td>2024-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>233,104</td><td>1000</td><td>15,380</td><td>1,485.00</td></tr> <tr><td>2023</td><td>2023-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>169,791</td><td>1000</td><td>14,903</td><td>1,417.00</td></tr> <tr><td>2022</td><td>2022-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>165,457</td><td>1000</td><td>14,440</td><td>1,398.00</td></tr> <tr><td>2021</td><td>2021-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>175,580</td><td>1000</td><td>13,990</td><td>1,319.00</td></tr> <tr><td>2020</td><td>2020-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>172,736</td><td>1000</td><td>13,553</td><td>1,281.00</td></tr> <tr><td>2019</td><td>2019-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>167,864</td><td>1000</td><td>13,130</td><td>1,261.00</td></tr> <tr><td>2018</td><td>2018-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>172,791</td><td>1000</td><td>12,719</td><td>1,222.00</td></tr> <tr><td>2017</td><td>2017-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>188,205</td><td>1000</td><td>12,319</td><td>1,187.00</td></tr> <tr><td>2016</td><td>2016-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>183,346</td><td>1000</td><td>11,931</td><td>1,153.00</td></tr> <tr><td>2015</td><td>2015-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>177,450</td><td>1000</td><td>11,555</td><td>1,126.00</td></tr> <tr><td>2014</td><td>2014-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>178,871</td><td>1000</td><td>11,189</td><td>1,033.00</td></tr> <tr><td>2013</td><td>2013-660004877</td><td>MCLEARAN, BILLY J</td><td>80</td><td>165,220</td><td>1000</td><td>10,834</td><td>1,036.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660004877	MCLEARAN, BILLY J	80	235,978	1000	15,871	1,669.00	2024	2024-660004877	MCLEARAN, BILLY J	80	233,104	1000	15,380	1,485.00	2023	2023-660004877	MCLEARAN, BILLY J	80	169,791	1000	14,903	1,417.00	2022	2022-660004877	MCLEARAN, BILLY J	80	165,457	1000	14,440	1,398.00	2021	2021-660004877	MCLEARAN, BILLY J	80	175,580	1000	13,990	1,319.00	2020	2020-660004877	MCLEARAN, BILLY J	80	172,736	1000	13,553	1,281.00	2019	2019-660004877	MCLEARAN, BILLY J	80	167,864	1000	13,130	1,261.00	2018	2018-660004877	MCLEARAN, BILLY J	80	172,791	1000	12,719	1,222.00	2017	2017-660004877	MCLEARAN, BILLY J	80	188,205	1000	12,319	1,187.00	2016	2016-660004877	MCLEARAN, BILLY J	80	183,346	1000	11,931	1,153.00	2015	2015-660004877	MCLEARAN, BILLY J	80	177,450	1000	11,555	1,126.00	2014	2014-660004877	MCLEARAN, BILLY J	80	178,871	1000	11,189	1,033.00	2013	2013-660004877	MCLEARAN, BILLY J	80	165,220	1000	10,834	1,036.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660004877	MCLEARAN, BILLY J	80	235,978	1000	15,871	1,669.00																																																																																																																		
2024	2024-660004877	MCLEARAN, BILLY J	80	233,104	1000	15,380	1,485.00																																																																																																																		
2023	2023-660004877	MCLEARAN, BILLY J	80	169,791	1000	14,903	1,417.00																																																																																																																		
2022	2022-660004877	MCLEARAN, BILLY J	80	165,457	1000	14,440	1,398.00																																																																																																																		
2021	2021-660004877	MCLEARAN, BILLY J	80	175,580	1000	13,990	1,319.00																																																																																																																		
2020	2020-660004877	MCLEARAN, BILLY J	80	172,736	1000	13,553	1,281.00																																																																																																																		
2019	2019-660004877	MCLEARAN, BILLY J	80	167,864	1000	13,130	1,261.00																																																																																																																		
2018	2018-660004877	MCLEARAN, BILLY J	80	172,791	1000	12,719	1,222.00																																																																																																																		
2017	2017-660004877	MCLEARAN, BILLY J	80	188,205	1000	12,319	1,187.00																																																																																																																		
2016	2016-660004877	MCLEARAN, BILLY J	80	183,346	1000	11,931	1,153.00																																																																																																																		
2015	2015-660004877	MCLEARAN, BILLY J	80	177,450	1000	11,555	1,126.00																																																																																																																		
2014	2014-660004877	MCLEARAN, BILLY J	80	178,871	1000	11,189	1,033.00																																																																																																																		
2013	2013-660004877	MCLEARAN, BILLY J	80	165,220	1000	10,834	1,036.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:09:07
 Page 2

Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0764 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,887.00 x 1.55 = 72,539 Factor Value Adjustments 1.0000 Lot Value 72,539		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,553 / 2,777
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,553
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Finished
Remodel	
Year/Eff Age	1989 / 25

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-24\IMG 9/24/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	249,263	89.76	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	82.00	Total Misc Impr	+	7,956			
Roofing Adj	+ 2.41	Garage Cost	+	16,731			
Subfloor Adj	+ -0.66	Total RCN	=	303,192			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	103,085			
Plumbing Adj	+ 5.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	200,107			
Adj Base Cost	= 100.29	Lot Value	+	72,539			
Total Area	x 2,777	Indicated Value	=	272,646			
Adjusted Cost	= 278,505	Value Per SqFt		98.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,107		
Lot Value	72,539		
Indicated Value	272,646	98.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	272,646	98.18	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	12284	5x5		25	24.19	605
PATO	SLAB PORCH - OPEN	12285	22x11		242	9.32	2,255



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

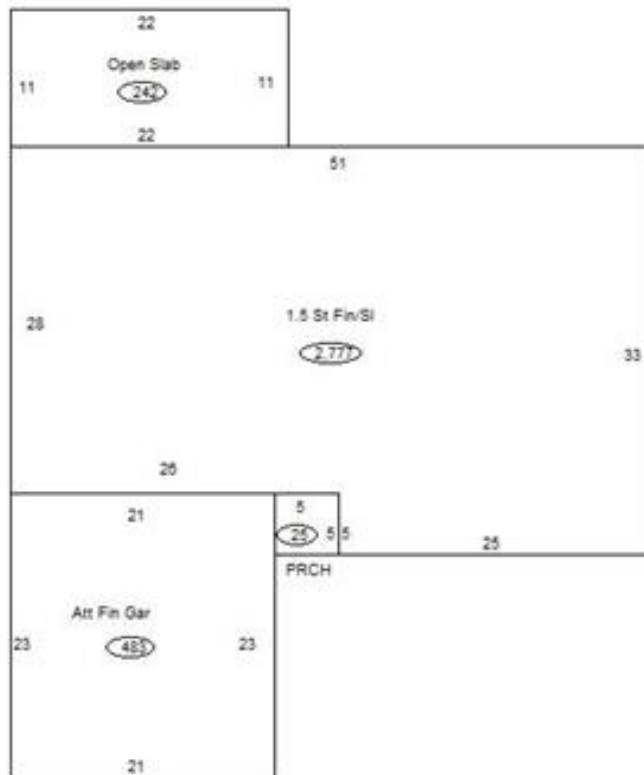
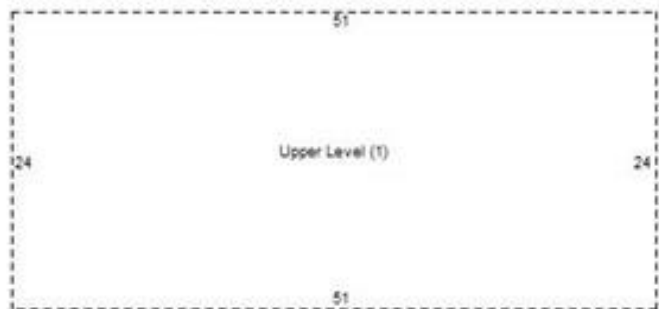
Date 04/17/2026

Time 16:09:07

Page 3

Sketch Image

660004877



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,553	1.788	2,777
2	G	5		13	Att Fin Gar	483	1.000	483
3	M	PRCH		13	PRCH	25	1.000	25
4	M	PATO		13	Open Slab	242	1.000	242
5	U	^UL		13	Upper Level (1)	1,224	1.000	1,224
Total Building Area						1,553		2,777