



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:50:55  
 Page 1

Assessment Data					Primary Image																								
<b>Account</b> 660004931 <b>Parcel ID</b> 000000-00-0-00252-007-0006 <b>Cadastral ID</b> 06-20-16-05110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 297031 JAMES, LINDA  25188 S OAK CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25188 S OAK ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0006 / 0007 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS																													
D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-30\IMG 9/30/2021																													
Legal Description					Building Permits																								
Lat/Long: 36.24618352 -95.64675862 LOT 6 BLOCK 7 DIXIE ESTATES					<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															
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Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Bk/Pg	Grantor	Date	Price	Code																									
1926/418	LEE, PATSY M	01/14/2008	0	4																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																				
Remove Cap	0	Land Value	70,132	29,028	11%	3,193	Assessed	15,040	1,566.14																				
Year Frozen	0	Improvements	125,579	107,701		11,847	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00																				
TIF Project ID	0	Total Value	195,711	136,729		15,040	Total Taxable	14,040	1,479.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660004931	JAMES, LINDA	80	180,806	1000	13,602	1,433.00																						
2024	2024-660004931	JAMES, LINDA	80	171,859	1000	13,178	1,273.00																						
2023	2023-660004931	JAMES, LINDA	80	125,128	1000	12,764	1,215.00																						
2022	2022-660004931	JAMES, LINDA	80	123,309	1000	12,564	1,218.00																						
2021	2021-660004931	JAMES, LINDA	80	123,209	0	13,553	1,269.00																						
2020	2020-660004931	JAMES, LINDA	80	124,144	0	13,248	1,242.00																						
2019	2019-660004931	JAMES, LINDA	80	118,415	0	12,618	1,202.00																						
2018	2018-660004931	JAMES, LINDA	80	123,168	0	12,017	1,145.00																						
2017	2017-660004931	JAMES, LINDA	80	131,740	0	11,445	1,094.00																						
2016	2016-660004931	JAMES, LINDA	80	128,558	0	10,900	1,044.00																						
2015	2015-660004931	JAMES, LINDA	80	124,810	0	10,381	1,003.00																						
2014	2014-660004931	JAMES, LINDA	80	127,028	0	9,887	904.00																						
2013	2013-660004931	JAMES, LINDA	80	117,452	0	9,416	892.00																						



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Date 04/17/2026  
Time 15:50:55  
Page 2

Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9758 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,504.00 x 1.65 = 70,132 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 70,132		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-30\IMG 9/30/2021

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Stone 5% Frame, Plywood or Hardbr
<b>Base/Total Area</b>	1,392 / 1,392
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,392
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 35

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	148,687	106.82	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	235,220		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	114.08	<b>Total Misc Impr</b>	+ 14,969				
<b>Roofing Adj</b>	+ 4.61	<b>Garage Cost</b>	+ 15,646				
<b>Subfloor Adj</b>	+ -1.22	<b>Total RCN</b>	= 219,315				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 96,499				
<b>Plumbing Adj</b>	+ 6.62	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 122,816				
<b>Adj Base Cost</b>	= 135.56	<b>Lot Value</b>	+ 70,132				
<b>Total Area</b>	x 1,392	<b>Indicated Value</b>	= 192,948				
<b>Adjusted Cost</b>	= 188,700	<b>Value Per SqFt</b>	138.61				

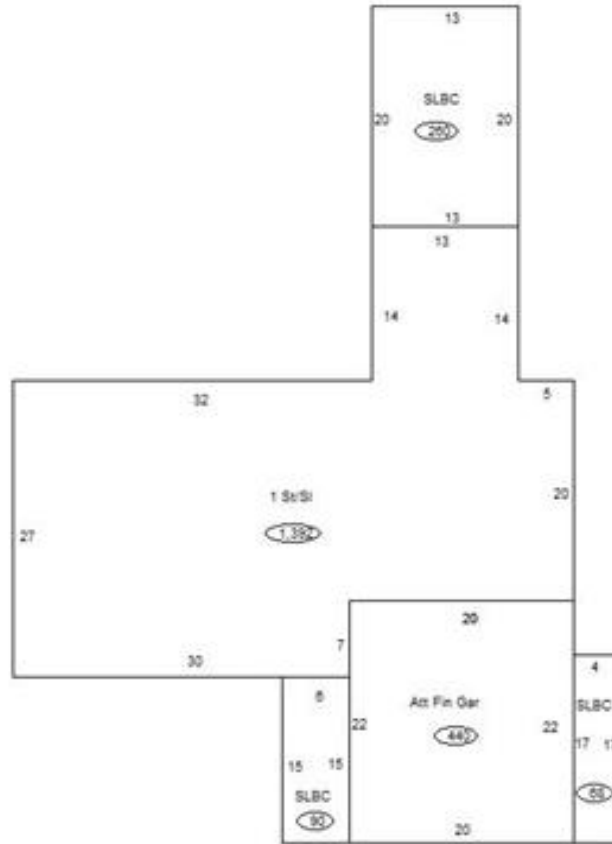
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	122,816		
<b>Lot Value</b>	70,132		
<b>Indicated Value</b>	192,948	138.61	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,763		
<b>Total Value</b>	195,711	140.60	Total Value Per SqFt

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	12500	15x6		90	23.99		2,159
PRCH	SLAB PORCH - COVERED	12501	17x4		68	24.05		1,635
PRCH	SLAB PORCH - COVERED	136990	20x13		260	23.38		6,079



Sketch Image

660004931



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	440	1.000	440
2	M	PRCH		13	SLBC	90	1.000	90
3	M	PRCH		13	SLBC	68	1.000	68
4	R	1	Slab	13	1 St/SI	1,392	1.000	1,392
5	M	PRCH		13	SLBC	260	1.000	260
<b>Total Building Area</b>						<b>1,392</b>		<b>1,392</b>



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Time 15:50:55  
Page 4

660004931

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x6	Plank	Composition Shingle	144
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2016	<b>Eff Age</b> 8		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.61 x 144) 3,688		3,688	1,365	2,323

	LNT0	Lean To - Attached	6x12x6	Dirt	Formed Metal	72
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.85 x 72) 709		709	489	220

	LNT0	Lean To - Attached	6x12x6	Dirt	Formed Metal	72
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.85 x 72) 709		709	489	220