



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 660005454 Parcel ID 000000-00-0-00708-003-0002 Cadastral ID 06-21-15-06790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 113434 WILLIAMS, JAMES L & DIANNE M 4800 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04800 E 470 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">04/18/2022 11:22</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0418\IMG_0038. 4/19/2022</p>																																																	
Legal Description Lat/Long: 36.33601400 -95.74409629																																																						
LOT 2 BLOCK 3 ROLLING MEADOWS PARK					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000																																																		
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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 77,419</td> <td>39,715</td> <td>11%</td> <td>4,369</td> <td>Assessed</td> <td>17,349</td> <td>1,883.03</td> </tr> <tr> <td>Year Frozen</td> <td>2017</td> <td>Improvements 230,038</td> <td>118,007</td> <td> </td> <td>12,980</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>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 307,457</td> <td>157,722</td> <td> </td> <td>17,349</td> <td>Total Taxable</td> <td>16,349</td> <td>1,785.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 77,419	39,715	11%	4,369	Assessed	17,349	1,883.03	Year Frozen	2017	Improvements 230,038	118,007		12,980	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 307,457	157,722		17,349	Total Taxable	16,349	1,785.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660005454	WILLIAMS, JAMES L & DIANNE M	7	291,946	1000	16,350	1,786.00																																															
2024	2024-660005454	WILLIAMS, JAMES L & DIANNE M	7	303,499	1000	16,350	1,819.00																																															
2023	2023-660005454	WILLIAMS, JAMES L & DIANNE M	7	220,753	1000	16,350	1,780.00																																															
2022	2022-660005454	WILLIAMS, JAMES L & DIANNE M	7	213,180	1000	16,349	1,850.00																																															
2021	2021-660005454	WILLIAMS, JAMES L & DIANNE M	7	213,675	1000	16,350	1,830.00																																															
2020	2020-660005454	WILLIAMS, JAMES L & DIANNE M	7	210,693	1000	16,350	1,827.00																																															
2019	2019-660005454	WILLIAMS, JAMES L & DIANNE M	7	203,730	1000	16,349	1,828.00																																															
2018	2018-660005454	WILLIAMS, JAMES L & DIANNE M	7	211,451	1000	16,349	1,770.00																																															
2017	2017-660005454	WILLIAMS, JAMES L & DIANNE M	7	209,896	1000	16,350	1,786.00																																															
2016	2016-660005454	WILLIAMS, JAMES L & DIANNE M	7	205,174	1000	15,845	1,733.00																																															
2015	2015-660005454	WILLIAMS, JAMES L & DIANNE M	7	200,846	1000	15,353	1,690.00																																															
2014	2014-660005454	WILLIAMS, JAMES L & DIANNE M	7	204,489	1000	14,877	1,651.00																																															
2013	2013-660005454	WILLIAMS, JAMES L & DIANNE M	7	194,796	1000	14,415	1,570.00																																															



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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	100411		
Non-Ag Acres	2.3092		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	100,587.00 x .77 = 77,419		
Factor Value			
Adjustments	1.0000		
Lot Value	77,419		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,977 / 1,977
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	437 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	261,738 132.39 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	341,490 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	186,542
Lot Value	77,419
Indicated Value	263,961 133.52 Per SqFt
Agland Value	
Site Improvements	43,496
Total Value	307,457 155.52 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.20	Total Misc Impr	+ 19,478
Roofing Adj	+ 4.60	Garage Cost	+ 14,430
Subfloor Adj	+ 0.00	Total RCN	= 291,472
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 104,930
Plumbing Adj	+ 7.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,542
Adj Base Cost	= 130.28	Lot Value	+ 77,419
Total Area	x 1,977	Indicated Value	= 263,961
Adjusted Cost	= 257,564	Value Per SqFt	133.52

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	12978	20x12		240	26.18		6,283
PRCH	SLAB PORCH - COVERED	12979	18x11		198	26.31		5,209
PATO	SLAB PORCH - OPEN	12980	20x12		240	9.88		2,371



Rogers

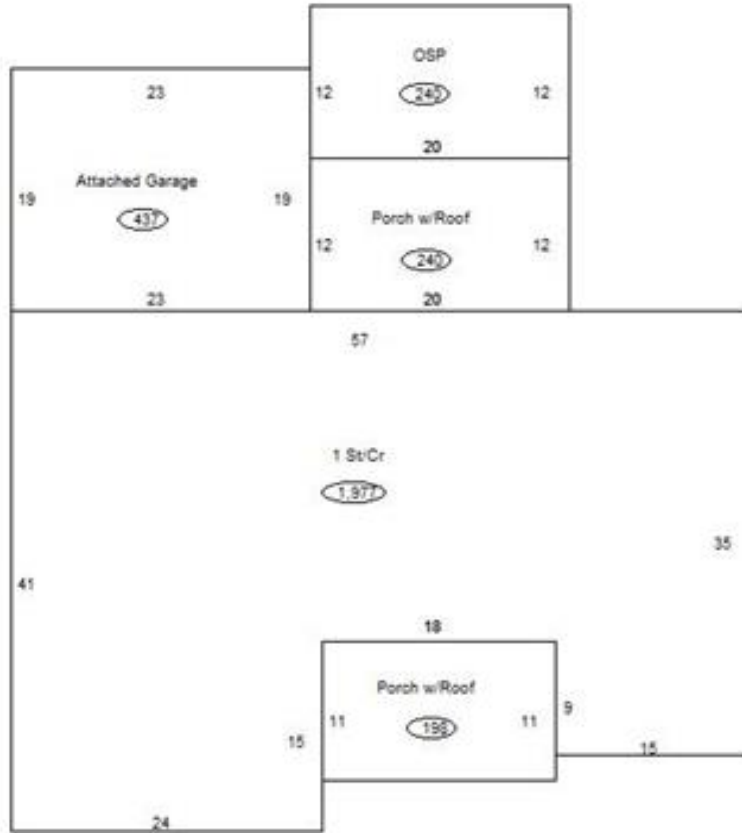
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,977	1.000	1,977
2	G	1		13	Attached Garage	437	1.000	437
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	198	1.000	198
5	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						1,977		1,977



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,040
	Qual 2	Cond 3	Year 2008	Eff Age 14		
	Valuation Summary Base Cost (26.78 x 2,040) 54,631		Modifier Total	RCN 54,631	Depr (31% Phys/ % Func) 16,936	RCNLD 37,695
	STA	STG AVG	0x0x0			165
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (7.02 x 165) 1,158		Modifier Total	RCN 1,158	Depr (30% Phys/ % Func) 347	RCNLD 811
	CPDT	CARPORT - DETACHED	23x30x0			690
	Qual 3	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (10.33 x 690) 7,128		Modifier Total	RCN 7,128	Depr (30% Phys/ % Func) 2,138	RCNLD 4,990