



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	660005500				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0420\IMG_0018. 4/21/2022</p>				
Parcel ID	000000-00-0-00708-007-0009								
Cadastral ID	06-21-15-07350								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	279083								
HAY, JOHN R									
20546 S 4080 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	04729 E HWY 20								
Subdivision	ROLLING MEADOWS PARK								
Lot/Block	0009 / 0007	Parcel Size .94 - Lots							
Sec/Twn/Rng	6 / 21 / 15 / 5								
Neighborhood	1107 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32298747 -95.74418838									
LOT 9 BLOCK 7 ROLLING MEADOWS PARK LESS S'ERLY STRIP DEEDED TO ODOT FOR HWY 20 DESC AS BEG AT SW/C THEREOF; TH N00-5853W 35'; TH N88-1322E 330.33'; TH S01-0025E 35'; TH S88 1322W 330.35' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R15	R15 FOR NEW 1350 SQ FT SFR (OLD F	07/2006	10/2014	60,750					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1360/655	MOHENG, WILLARD L &-SHIRLEY J	03/01/2002	36,500						
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2003	Land Value	100,220	72,243	11%	7,947	Assessed	11,502 1,248.40	
Year Frozen	0	Improvements	32,319	32,319		3,555	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	132,539	104,562		11,502	Total Taxable	11,502 1,248.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005500	HAY, JOHN R	7	133,137	0	10,954	1,189.00		
2024	2024-660005500	HAY, JOHN R	7	145,947	0	10,433	1,151.00		
2023	2023-660005500	HAY, JOHN R	7	90,325	0	9,936	1,073.00		
2022	2022-660005500	HAY, JOHN R	7	91,371	0	10,051	1,129.00		
2021	2021-660005500	HAY, JOHN R	7	91,739	0	10,091	1,120.00		
2020	2020-660005500	HAY, JOHN R	7	92,034	0	10,124	1,123.00		
2019	2019-660005500	HAY, JOHN R	7	90,190	0	9,921	1,101.00		
2018	2018-660005500	HAY, JOHN R	7	92,224	0	9,702	1,042.00		
2017	2017-660005500	HAY, JOHN R	7	60,000	0	5,864	636.00		
2016	2016-660005500	HAY, JOHN R	7	60,000	0	5,585	606.00		
2015	2015-660005500	HAY, JOHN R	7	60,000	0	5,319	580.00		
2014	2014-660005500	HAY, JOHN R	7	60,000	0	5,066	557.00		
2013	2013-660005500	HAY, JOHN R	7	60,000	0	4,825	521.00		



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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	190134		
Non-Ag Acres	4.4029		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	191,790.00 x .52 = 100,220		
Factor Value			
Adjustments	1.0000		
Lot Value	100,220		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,320 / 1,320
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	93,368 70.73 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	75.46	Total Misc Impr	+ 5,278				
Roofing Adj	+ 3.59	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 124,302				
Heat/Cool Adj	+ 0.00	Depreciation (74%)	- 91,983				
Plumbing Adj	+ 8.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 32,319				
Adj Base Cost	= 90.17	Lot Value	+ 100,220				
Total Area	x 1,320	Indicated Value	= 132,539				
Adjusted Cost	= 119,024	Value Per SqFt	100.41				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,319		
Lot Value	100,220		
Indicated Value	132,539	100.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	132,539	100.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134706	18x5		90	18.17		1,635
PRCH	SLAB PORCH - COVERED	134707	17x12		204	17.86		3,643



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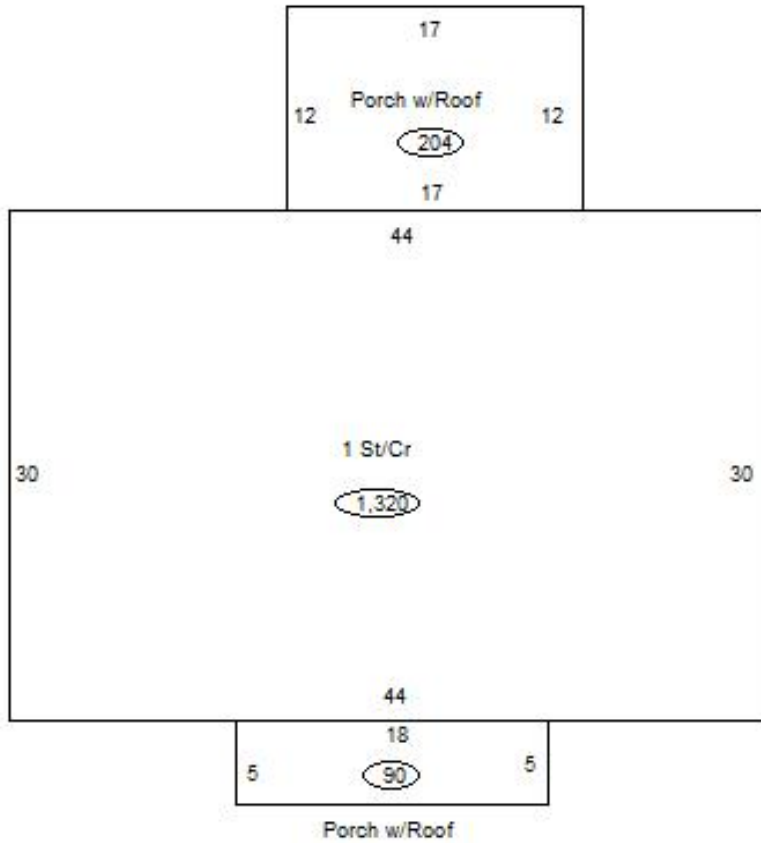
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Sketch Image

660005500



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,320	1.000	1,320
2	M	PRCH		13	SLBC	90	1.000	90
3	M	PRCH		13	SLBC	204	1.000	204
Total Building Area						1,320		1,320