



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660010072 <b>Parcel ID</b> 21N17E-09-2-00000-000-0000 <b>Cadastral ID</b> 09-21-17-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 338154 WATTS JOINT REVOCABLE TRUST  PO BOX 2922 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 18302 E 480 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 38 - Acres <b>Sec/Twn/Rng</b> 9 / 21 / 17 / 2 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660010072_002.JPG 11/24/2025</p>				
<b>Legal Description</b> Lat/Long: 36.31998495 -95.50060297									
NE NW LESS N 238', E 366' THEREOF					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R16	R16-POSS NEW BARNs-LOAFING SHE	09/2015	12/2015	
					R13	R13-POSS NEW CONSTRUCTION PER	12/2009	12/2012	
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	/	WATTS, DOUGLAS & BENNETT, JAY F	04/07/2022	0	4
					1927/215	MCCOY, SEWARD K	01/16/2008	312,000	11
					1136/25		10/05/1998	156,000	No
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	98.320	<b>Current Tax</b>
Remove Cap	2009	<b>Land Value</b>	5,213	5,213	11%	573	<b>Assessed</b>	20,615	2,026.87
Year Frozen	0	<b>Improvements</b>	268,065	182,201		20,042	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-88.00
TIF Project ID	0	<b>Total Value</b>	273,278	187,414		20,615	<b>Total Taxable</b>	19,615	1,939.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660010072	WATTS JOINT REVOCABLE TRUST	94	228,563	1000	19,015	1,879.00		
2024	2024-660010072	WATTS JOINT REVOCABLE TRUST	94	233,722	1000	18,432	1,946.00		
2023	2023-660010072	WATTS JOINT REVOCABLE TRUST	94	171,512	1000	17,866	1,924.00		
2022	2022-660010072	WATTS JOINT REVOCABLE TRUST	94	174,305	1000	17,479	1,900.00		
2021	2021-660010072	WATTS, DOUGLAS &	94	164,339	1000	16,941	1,781.00		
2020	2020-660010072	WATTS, DOUGLAS &	94	162,454	1000	16,419	1,721.00		
2019	2019-660010072	WATTS, DOUGLAS &	94	153,744	1000	15,911	1,645.00		
2018	2018-660010072	WATTS, DOUGLAS &	94	160,602	1000	16,666	1,740.00		
2017	2017-660010072	WATTS, DOUGLAS &	94	157,654	1000	16,342	1,684.00		
2016	2016-660010072	WATTS, DOUGLAS &	94	154,683	1000	16,015	1,644.00		
2015	2015-660010072	WATTS, DOUGLAS &	94	109,224	1000	11,014	1,158.00		
2014	2014-660010072	WATTS, DOUGLAS &	94	111,614	1000	10,873	1,122.00		
2013	2013-660010072	WATTS, DOUGLAS &	94	104,797	1000	10,527	1,070.00		



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Metal
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,260
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,332 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

660010072	11/06/25
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	96.87	Total Misc Impr	+ 18,950				
Roofing Adj	+ 5.18	Garage Cost	+ 34,179				
Subfloor Adj	+ -1.15	Total RCN	= 200,297				
Heat/Cool Adj	+ 11.47	Depreciation ( 12%)	- 24,036				
Plumbing Adj	+ 4.43	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 176,261				
Adj Base Cost	= 116.80	Lot Value	+ 176,261				
Total Area	x 1,260	Indicated Value	= 176,261				
Adjusted Cost	= 147,168	Value Per SqFt	139.89				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,261		
Lot Value			
Indicated Value	176,261	139.89	Per SqFt
Agland Value	5,213		
Site Improvements	91,804		
Total Value	273,278	216.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116610	720		720	22.20		15,984
PATO	SLAB PORCH - OPEN	116612	72x5		360	8.24		2,966



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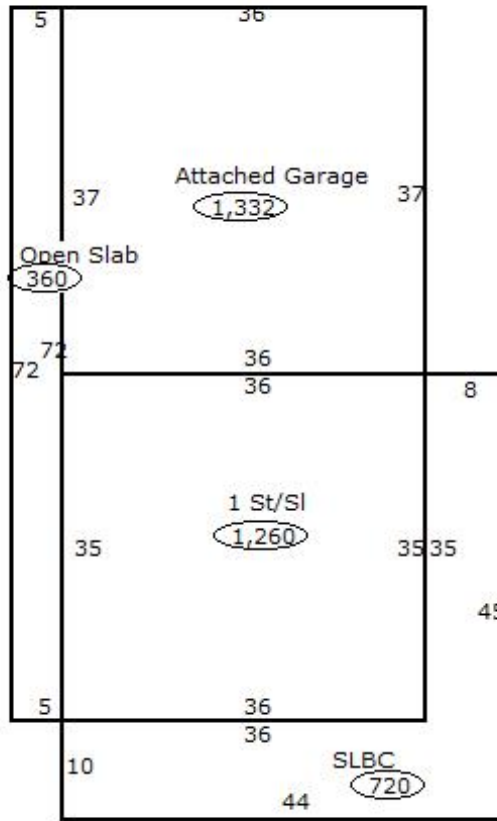
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,260	1.000	1,260
2	M	PRCH		20	SLBC	720	1.000	720
3	G	1		20	Attached Garage	1,332	1.000	1,332
4	M	PATO		20	Open Slab	360	1.000	360
<b>Total Building Area</b>						1,260		1,260



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	16x8x0			128
	Qual	Cond	Year	2015	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 128)	545		545	27	518
	LF	LOAFING SHED	16x8x0			128
	Qual	Cond	Year	2015	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 128)	545		545		545
	LF	LOAFING SHED	16x8x0			128
	Qual	Cond	Year	2015	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 128)	545		545		545
	UTIL	SHOP BUILDING	36x35x0			1,260
	Qual	3 Cond 3	Year	2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.80 x 1,260)	41,328		41,328	6,199	35,129
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual	3 Cond 3	Year	2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.14 x 1,200)	39,768		39,768	1,988	37,780
	LNT0	LEAN TO - ATTACHED	30x12x0			360
	Qual	3 Cond 3	Year	2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.50 x 360)	3,420		3,420	1,471	1,949
	BARN	BARN	62x35x0			2,170
	Qual	2 Cond 2	Year	2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.44 x 2,170)	16,145		16,145	807	15,338



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20		0	1.000	36	36	36	36
<b>TMBR Totals</b>						1.000			36	36
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	3.000	122	122	367	367
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	25.000	142	142	3,540	3,540
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	3.000	144	144	432	432
RS	ROUGH STONY LAND	NTV PST	20		0	1.000	48	48	48	48
<b>NTV PST Totals</b>						32.000			4,387	4,387
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	2.000	143	143	286	286
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	3.000	168	168	504	504
<b>IMP PST Totals</b>						5.000			790	790
<b>Total Agland</b>						38.000			5,213	5,213