



# 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	660011145			No Image On File						
Parcel ID	000000-00-0-00480-003-0005									
Cadastral ID	10-22-16-00860									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	1							
Tax Area	11 - SEQUOYAH/NW FIRE									
Name ID	45114									
NICHOLS, JAMES C										
RR 1 BOX 1020 COALGATE OK 74538-9731										
Parcel Location										
Situs										
Subdivision	MACARTHUR PARK									
Lot/Block	0005 / 0003	Parcel Size	1 - Lots							
Sec/Twn/Rng	10 / 22 / 16 / 5									
Neighborhood	1016 - R-V01-NW SEQUOYAH									
School District	S006 - SEQUOYAH SCHOOLS									
Legal Description Lat/Long: 36.40377997 -95.59509493				Building Permits						
LOT 5 BLOCK 3 MACARTHUR PARK				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	0	Land Value	250	250	11%	28	Assessed	28	2.87	
Year Frozen	0	Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	250	250		28	Total Taxable	28	3.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660011145	NICHOLS, JAMES C			11	250	0	28	2.00	
2024	2024-660011145	NICHOLS, JAMES C			11	250	0	28	2.00	
2023	2023-660011145	NICHOLS, JAMES C			11	250	0	28	3.00	
2022	2022-660011145	NICHOLS, JAMES C			11	250	0	28	3.00	
2021	2021-660011145	NICHOLS, JAMES C			11	250	0	28	2.00	
2020	2020-660011145	NICHOLS, JAMES C			11	250	0	28	3.00	
2019	2019-660011145	NICHOLS, JAMES C			11	250	0	28	3.00	
2018	2018-660011145	NICHOLS, JAMES C			11	250	0	28	3.00	
2017	2017-660011145	NICHOLS, JAMES C			11	250	0	28	2.00	
2016	2016-660011145	NICHOLS, JAMES C			11	250	0	28	2.00	
2015	2015-660011145	NICHOLS, JAMES C			11	250	0	28	3.00	
2014	2014-660011145	NICHOLS, JAMES C			11	250	0	28	3.00	
2013	2013-660011145	NICHOLS, JAMES C			11	250	0	28	3.00	



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<b>Lot Data</b> - Units-Buildable - MACARTHUR PARK (UNITS BUILDABLE)		<b>Primary Image</b>						
Lot Size Lot Count Units Buildable 250 Non-Ag Acres 0.3845 Topography Street Access Utilities Amenities LAND QUALITY  Method Units-Buildable Base Lot Value 250.00 x 1.00 = 250 Factor Value Adjustments Lot Value 250								
<b>Residential Data</b>								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<b>GRM Approach</b>								
GRM Code Gross Rent 0.00 Indicated Value								
<b>Multiple Regression</b>								
MRA Code Adjusted R Indicated Value								
<b>Direct Comparables</b>								
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value								
<b>Cost Approach</b> Manual : 01/2025								
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00  Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value + 250  Indicated Value = 250 Value Per SqFt 0.00							
<b>Value Reconciliation</b>								
Selected Approach Cost Approach Improvements Lot Value 250 Indicated Value 250 0.00 Per SqFt Aground Value Site Improvements Total Value 250 0.00 Total Value Per SqFt								
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value