




# 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	660013428				 <p>\\tsclient\C\Users\rln\Pictures\2019-03-01\IMG_0028.JPG 3/4/2019</p>									
Parcel ID	22N16E-13-3-00000-000-0000													
Cadastral ID	13-22-16-04300													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	75 - SEQUOYAH/FOYIL FD													
Name ID	272351													
BACKWARD, JAMES J & CHERYL L														
15651 S HWY 66 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	15651 S HWY 66													
Subdivision														
Lot/Block	/	Parcel Size 1.09 - Acres												
Sec/Twn/Rng	13 / 22 / 16 / 3													
Neighborhood	6050 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.38557063 -95.55389187														
TR IN NE NE SW BEG; PT INTERS. ELY ROW/L HY 66 & W/L NE NE SW SD PT BEING 119.5' N SW/C; S 119.5'; E 237.71'; N 208.71' W TO ELY ROW/L HY 66; SWLY ALG ELY/L TO POB														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1194/129 797/785	COOK, JERROLD C & BETTY L	09/22/1999	105,000 50,000	Yes No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax						
Remove Cap	2000	Land Value	33,775	33,775	11%	3,715	Assessed	21,073	2,134.91					
Year Frozen	0	Improvements	175,622	157,801		17,358	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	209,397	191,576		21,073	Total Taxable	20,073	2,047.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660013428	BACKWARD, JAMES J & CHERYL L			75	185,997	1000	19,459	1,985.00					
2024	2024-660013428	BACKWARD, JAMES J & CHERYL L			75	195,752	1000	19,502	2,001.00					
2023	2023-660013428	BACKWARD, JAMES J & CHERYL L			75	180,957	1000	18,905	1,982.00					
2022	2022-660013428	BACKWARD, JAMES J & CHERYL L			75	180,195	1000	18,821	2,015.00					
2021	2021-660013428	BACKWARD, JAMES J & CHERYL L			75	190,336	1000	18,675	1,943.00					
2020	2020-660013428	BACKWARD, JAMES J & CHERYL L			75	187,256	1000	18,102	1,954.00					
2019	2019-660013428	BACKWARD, JAMES J & CHERYL L			75	168,601	1000	17,546	1,878.00					
2018	2018-660013428	BACKWARD, JAMES J & CHERYL L			75	174,682	1000	17,488	1,882.00					
2017	2017-660013428	BACKWARD, JAMES J & CHERYL L			75	173,149	1000	16,949	1,813.00					
2016	2016-660013428	BACKWARD, JAMES J & CHERYL L			75	168,166	1000	16,427	1,755.00					
2015	2015-660013428	BACKWARD, JAMES J & CHERYL L			75	165,151	1000	15,920	1,731.00					
2014	2014-660013428	BACKWARD, JAMES J & CHERYL L			75	166,502	1000	15,427	1,701.00					
2013	2013-660013428	BACKWARD, JAMES J & CHERYL L			75	156,818	1000	14,948	1,610.00					




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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.09 <b>Non-Ag Acres</b> 1.2153 <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> 52,940.00 x .64 = 33,775 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 33,775		 <p>\\tsclient\C\Users\rln\Pictures\2019-03-01\IMG_0028.JPG 3/4/2019</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Wood
<b>Base/Total Area</b>	2,121 / 2,121
<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>	2,121
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,296 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.30	<b>Total Misc Impr</b>	+	12,300			
<b>Roofing Adj</b>	+ 4.63	<b>Garage Cost</b>	+	38,608			
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	305,789			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 45%)</b>	-	137,605			
<b>Plumbing Adj</b>	+ 4.79	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	168,184			
<b>Adj Base Cost</b>	= 120.17	<b>Lot Value</b>	+	33,775			
<b>Total Area</b>	x 2,121	<b>Indicated Value</b>	=	201,959			
<b>Adjusted Cost</b>	= 254,881	<b>Value Per SqFt</b>		95.22			

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>	301,504	142.15	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	168,184		
<b>Lot Value</b>	33,775		
<b>Indicated Value</b>	201,959	95.22	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	7,438		
<b>Total Value</b>	209,397	98.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32320	19x5		95	26.63		2,530
PRCH	SLAB PORCH - COVERED	32321	34x9		306	25.97		7,947
PATO	SLAB PORCH - OPEN	32322	14x12		168	10.85		1,823



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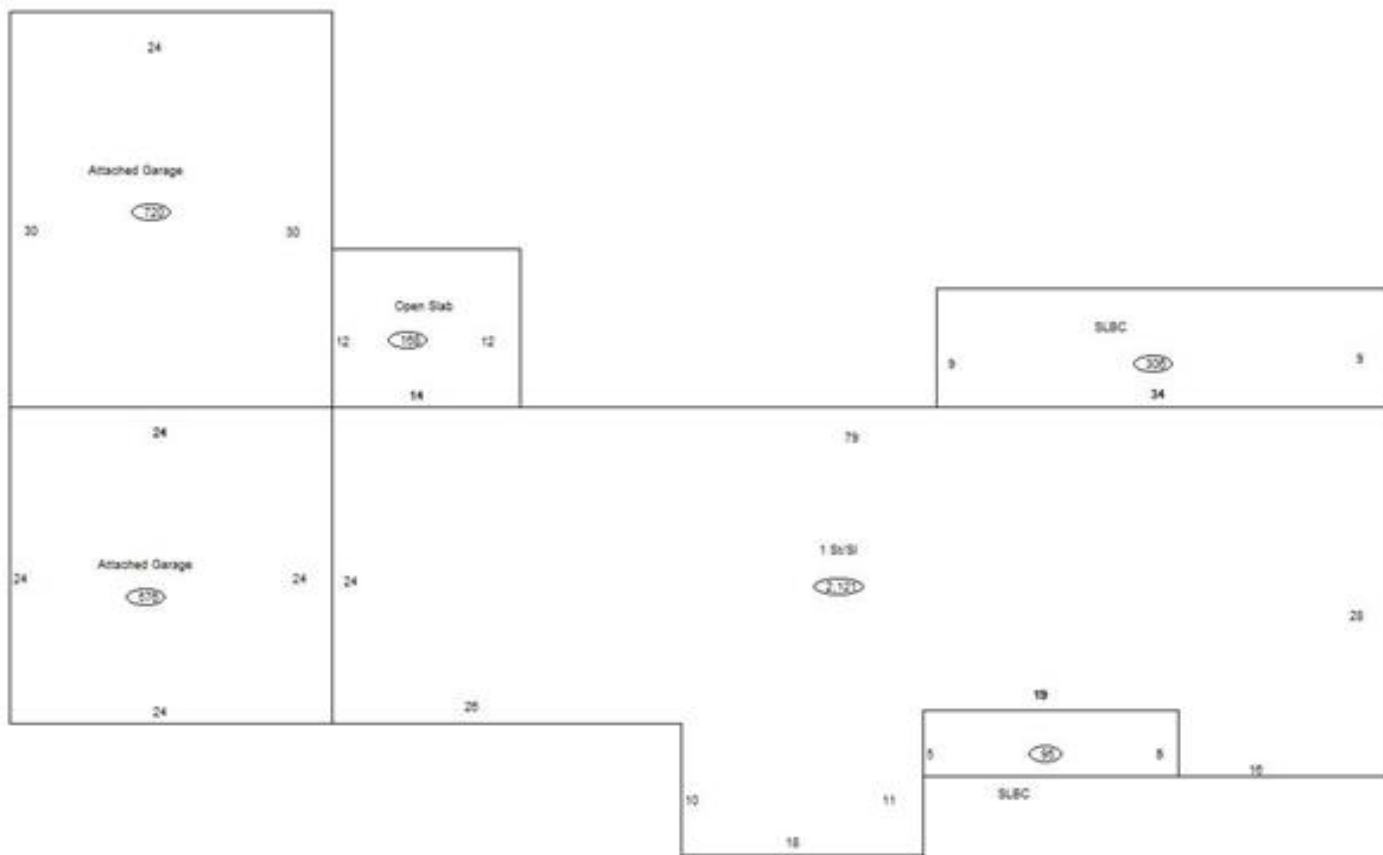
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,121	1.000	2,121
2	G	1		10	Attached Garage	576	1.000	576
3	G	1		10	Attached Garage	720	1.000	720
4	M	PRCH		10	SLBC	95	1.000	95
5	M	PRCH		10	SLBC	306	1.000	306
6	M	PATO		10	Open Slab	168	1.000	168
<b>Total Building Area</b>						<b>2,121</b>		<b>2,121</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	24x40x0			960
	Qual 3	Cond 3	Year	Eff Age 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.33 x 960)		9,917		9,917	2,479	7,438