



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:56
Page 1

Assessment Data					Primary Image														
Account 660013814 Parcel ID 000000-00-0-00933-001-0018 Cadastral ID 14-21-15-02710 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 310426 MILLER, JAMES F & EMILY 8555 E WESSON CT CLAREMORE OK 74019-0000 Parcel Location Situs 08555 E WESSON CT Subdivision WINCHESTER HEIGHTS Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0002. 7/28/2022</p>														
Legal Description Lat/Long: 36.30193425 -95.67845938																			
LOT 18 BLOCK 1 WINCHESTER HEIGHTS					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2350/449	DEEMER, KENNETH ALLEN	08/09/2013	134,000	YES										
H	Homestead	No	1,000		746/246			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2014		Land Value 82,797	34,876	11%	3,836	Assessed	17,036	1,574.64										
Year Frozen	0		Improvements 132,809	119,996		13,200	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 215,606	154,872		17,036	Total Taxable	16,036	1,482.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013814	MILLER, JAMES F & EMILY			18	210,891	1000	15,540	1,436.00										
2024	2024-660013814	MILLER, JAMES F & EMILY			18	194,401	1000	15,058	1,392.00										
2023	2023-660013814	MILLER, JAMES F & EMILY			18	141,732	1000	14,591	1,337.00										
2022	2022-660013814	MILLER, JAMES F & EMILY			18	138,161	1000	14,198	1,314.00										
2021	2021-660013814	MILLER, JAMES F & EMILY			18	143,460	1000	14,781	1,305.00										
2020	2020-660013814	MILLER, JAMES F & EMILY			18	141,302	1000	14,471	1,325.00										
2019	2019-660013814	MILLER, JAMES F & EMILY			18	136,550	1000	14,021	1,299.00										
2018	2018-660013814	MILLER, JAMES F & EMILY			18	140,135	1000	14,415	1,332.00										
2017	2017-660013814	MILLER, JAMES F & EMILY			18	139,070	1000	14,298	1,312.00										
2016	2016-660013814	MILLER, JAMES F & EMILY			18	135,808	1000	13,939	1,307.00										
2015	2015-660013814	MILLER, JAMES F & EMILY			18	133,919	1000	13,731	1,236.00										
2014	2014-660013814	MILLER, JAMES F & EMILY			18	134,910	0	14,840	1,376.00										
2013	2013-660013814	MILLER, JAMES F & EMILY			18	132,584	1000	12,291	1,125.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:18:56
 Page 2

Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1511		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	50,143.00 x 1.65 = 82,797		
Factor Value			
Adjustments	1.0000		
Lot Value	82,797		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0002. 7/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,512
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	550 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	175,558	116.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	227,440 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.95	Total Misc Impr	+ 16,989
Roofing Adj	+ 4.40	Garage Cost	+ 14,784
Subfloor Adj	+ -1.15	Total RCN	= 217,719
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 84,910
Plumbing Adj	+ 9.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 132,809
Adj Base Cost	= 122.98	Lot Value	+ 82,797
Total Area	x 1,512	Indicated Value	= 215,606
Adjusted Cost	= 185,946	Value Per SqFt	142.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,809		
Lot Value	82,797		
Indicated Value	215,606	142.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	215,606	142.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	33071	22x6		132	23.83		3,146
PATO	SLAB PORCH - OPEN	33072	23x8		184	10.12		1,862
PRCH	SLAB PORCH - COVERED	139999	296		296	23.26		6,885



Rogers

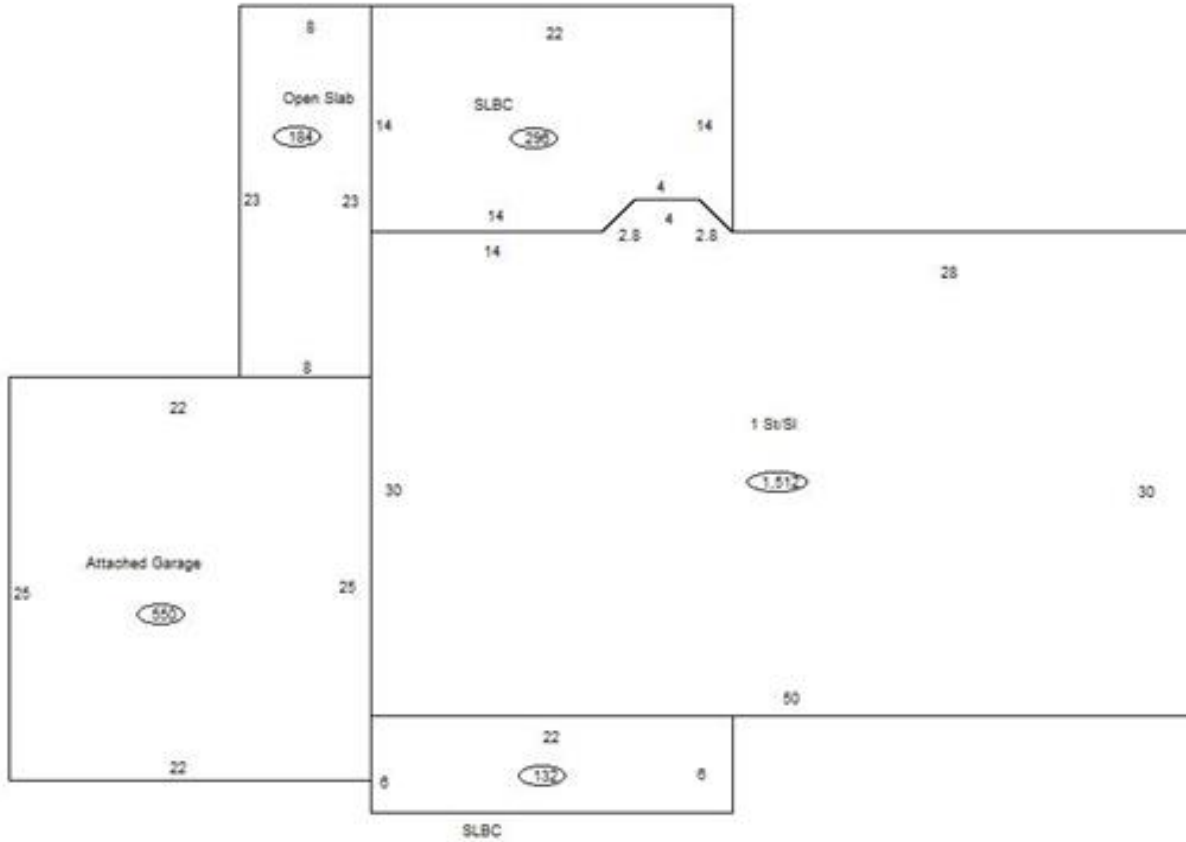
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:18:56
 Page 3

Sketch Image

660013814



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,512	1.000	1,512
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	SLBC	132	1.000	132
4	M	PATO		10	Open Slab	184	1.000	184
5	M	PRCH		10	SLBC	296	1.000	296
Total Building Area						1,512		1,512



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:56
Page 4

660013814

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						