




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:59:00
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Assessment Data					Primary Image																																																	
Account 660013871 Parcel ID 000000-00-0-00936-002-0001 Cadastral ID 14-21-15-03280 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 305974 KELLEY, JOEY WILLIAM 21497 S COLT AVE CLAREMORE OK 74019-0000 Parcel Location Situs 21497 S COLT AVE Subdivision WINCHESTER HEIGHTS II Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">07/28/2022 09:58</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0728\IMG_0003. 7/29/2022</p>																																																	
Legal Description Lat/Long: 36.30141757 -95.68365703																																																						
LOT 1 BLOCK 2 WINCHESTER HEIGHTS 2					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																																													
					2571/447	KELLEY, JOEY WILLIAM &	08/05/2016	0	4																																													
					2210/940	KELLEY, JOSEPH J W	11/14/2011	0	4																																													
					835/689			0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 93,456</td> <td>38,638</td> <td>11%</td> <td>4,250</td> <td>Assessed</td> <td>18,625</td> <td>1,721.51</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 134,425</td> <td>130,676</td> <td> </td> <td>14,375</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 227,881</td> <td>169,314</td> <td> </td> <td>18,625</td> <td>Total Taxable</td> <td>18,625</td> <td>1,722.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 93,456	38,638	11%	4,250	Assessed	18,625	1,721.51	Year Frozen	0	Improvements 134,425	130,676		14,375	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 227,881	169,314		18,625	Total Taxable	18,625	1,722.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013871	KELLEY, JOEY WILLIAM	18	223,091	0	17,738	1,640.00																																															
2024	2024-660013871	KELLEY, JOEY WILLIAM	18	213,316	0	16,893	1,561.00																																															
2023	2023-660013871	KELLEY, JOEY WILLIAM	18	146,261	0	16,089	1,474.00																																															
2022	2022-660013871	KELLEY, JOEY WILLIAM	18	144,398	0	15,884	1,470.00																																															
2021	2021-660013871	KELLEY, JOEY WILLIAM	18	145,017	0	15,952	1,409.00																																															
2020	2020-660013871	KELLEY, JOEY WILLIAM	18	142,838	0	15,712	1,439.00																																															
2019	2019-660013871	KELLEY, JOEY WILLIAM	18	139,080	0	15,299	1,417.00																																															
2018	2018-660013871	KELLEY, JOEY WILLIAM	18	144,280	0	15,570	1,439.00																																															
2017	2017-660013871	KELLEY, JOEY WILLIAM	18	143,101	0	14,829	1,360.00																																															
2016	2016-660013871	KELLEY, JOEY WILLIAM	18	139,828	0	14,123	1,324.00																																															
2015	2015-660013871	KELLEY, JOEY WILLIAM &	18	137,730	0	13,451	1,211.00																																															
2014	2014-660013871	KELLEY, JOEY WILLIAM &	18	138,816	0	12,809	1,188.00																																															
2013	2013-660013871	KELLEY, JOEY WILLIAM	18	133,466	0	12,200	1,116.00																																															



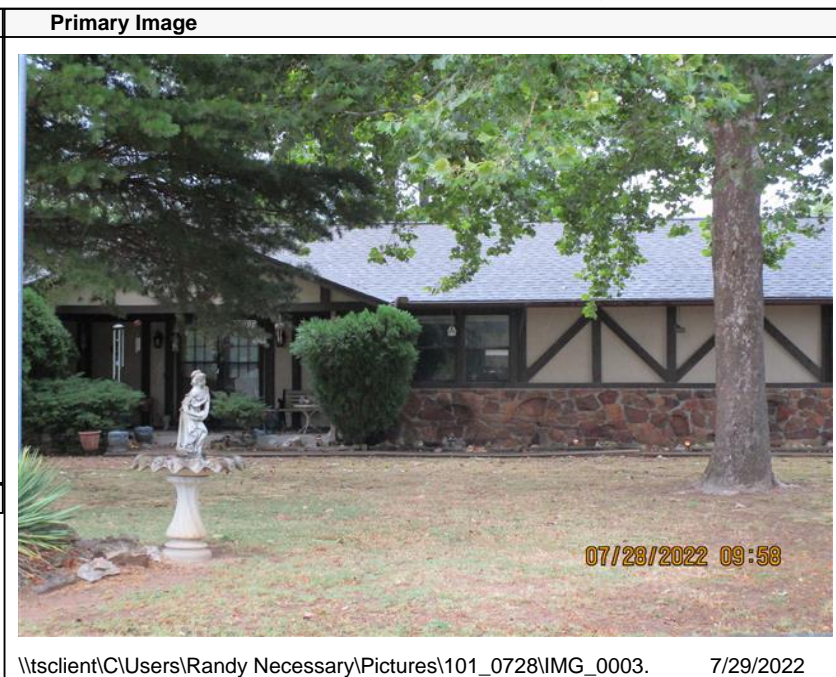
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4774		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	64,354.00 x 1.45 = 93,456		
Factor Value			
Adjustments	1.0000		
Lot Value	93,456		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,489 / 1,489
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,489
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	551 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	176,551	118.57	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	230,850 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.24	Total Misc Impr	+ 13,165				
Roofing Adj	+ 4.52	Garage Cost	+ 14,805				
Subfloor Adj	+ -1.16	Total RCN	= 220,840				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 92,753				
Plumbing Adj	+ 9.46	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 128,087				
Adj Base Cost	= 129.53	Lot Value	+ 93,456				
Total Area	x 1,489	Indicated Value	= 221,543				
Adjusted Cost	= 192,870	Value Per SqFt	148.79				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,087		
Lot Value	93,456		
Indicated Value	221,543	148.79	Per SqFt
Agland Value			
Site Improvements	6,338		
Total Value	227,881	153.04	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
PRCH	SLAB PORCH - COVERED	33292		102	102	23.95		2,443
PRCH	SLAB PORCH - COVERED	33293	20x12		240	23.44		5,626



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			864
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
Base Cost (10.48 x 864)		9,055	9,055	2,717	6,338	