



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image									
Account	660016303				No Image On File									
Parcel ID	21N16E-17-4-00000-000-0000													
Cadastral ID	17-21-16-07500													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	80504													
ROSELL, JOHN PAUL &														
ANNETT LOUISE FITSIMONS														
207 E 7TH ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	2.55 - Acres											
Sec/Twn/Rng	17 / 21 / 16 / 4													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.29350792 -95.61608970														
Building Permits														
S 420' OF W 264' OF E 474' S2 SE SE														
<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					
					959/274	GIBSON, RALPH A &	06/11/1994	39,000	Yes					
					891/1	LITCHENBURG, LULA ET AL	08/27/1992	26,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	62,586	40,486	11%	4,453	Assessed	4,453	411.59					
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	62,586	40,486	4,453	Total Taxable	4,453	412.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016303	ROSELL, JOHN PAUL &	17	62,586	0	4,241	392.00							
2024	2024-660016303	ROSELL, JOHN PAUL &	17	62,586	0	4,040	373.00							
2023	2023-660016303	ROSELL, JOHN PAUL &	17	34,975	0	3,847	352.00							
2022	2022-660016303	ROSELL, JOHN PAUL &	17	34,975	0	3,847	356.00							
2021	2021-660016303	ROSELL, JOHN PAUL &	17	34,975	0	3,847	340.00							
2020	2020-660016303	ROSELL, JOHN PAUL &	17	34,200	0	3,762	344.00							
2019	2019-660016303	ROSELL, JOHN PAUL &	17	32,700	0	3,597	333.00							
2018	2018-660016303	ROSELL, JOHN PAUL &	17	32,700	0	3,597	332.00							
2017	2017-660016303	ROSELL, JOHN PAUL &	17	32,700	0	3,597	330.00							
2016	2016-660016303	ROSELL, JOHN PAUL &	17	32,700	0	3,464	325.00							
2015	2015-660016303	ROSELL, JOHN PAUL &	17	32,700	0	3,299	298.00							
2014	2014-660016303	ROSELL, JOHN PAUL &	17	32,700	0	3,142	291.00							
2013	2013-660016303	ROSELL, JOHN PAUL &	17	32,700	0	2,992	274.00							



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2.55							
Non-Ag Acres	2.5839							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	112,556.00 x .56 = 62,586							
Factor Value								
Adjustments	1.0000							
Lot Value	62,586							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model NewTest				
Cost Approach Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	62,586				
Total Area	x	Indicated Value	=	62,586				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	62,586							
Indicated Value	62,586	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	62,586	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value