



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:08:35
Page 1

Assessment Data					Primary Image																																																	
Account 660018837 Parcel ID 000000-00-0-00042-001-0008 Cadastral ID 21-22-17-02040 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 272319 JACKSON, DONALD L JR & CYNTHIA M 18000 BIG VALLEY DR CLAREMORE OK 74017-0000																																																						
Parcel Location Situs 18000 E BIG VALLEY DR Subdivision BIG VALLEY ESTATES 4 Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 21 / 22 / 17 / 5 Neighborhood 1005 - R-V02-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																						
Legal Description Lat/Long: 36.36916510 -95.49594450					Building Permits																																																	
LOT 8 BLOCK 1 BIG VALLEY ESTATES 4					<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	1193/656 840/635	JACKSON, DONALD L SR &	09/09/1999	0	No																																													
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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>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2000</td> <td>Land Value 39,114</td> <td>37,850</td> <td>11%</td> <td>4,164</td> <td>Assessed</td> <td>11,115</td> <td>1,092.83</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 100,684</td> <td>61,193</td> <td> </td> <td>6,731</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 2,000</td> <td>2,000</td> <td> </td> <td>220</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 141,798</td> <td>101,043</td> <td> </td> <td>11,115</td> <td>Total Taxable</td> <td>10,115</td> <td>1,005.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2000	Land Value 39,114	37,850	11%	4,164	Assessed	11,115	1,092.83	Year Frozen	0	Improvements 100,684	61,193		6,731	Penalty	0		Uncapped Value	0	Mobile Home 2,000	2,000		220	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 141,798	101,043		11,115	Total Taxable	10,115	1,005.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018837	JACKSON, DONALD L JR &	94	138,548	1000	9,791	973.00																																															
2024	2024-660018837	JACKSON, DONALD L JR &	94	125,668	1000	9,477	1,009.00																																															
2023	2023-660018837	JACKSON, DONALD L JR &	94	92,469	1000	9,172	996.00																																															
2022	2022-660018837	JACKSON, DONALD L JR &	94	93,811	1000	9,319	1,020.00																																															
2021	2021-660018837	JACKSON, DONALD L JR &	94	100,525	1000	10,057	1,064.00																																															
2020	2020-660018837	JACKSON, DONALD L JR &	94	106,562	1000	10,722	1,128.00																																															
2019	2019-660018837	JACKSON, DONALD L JR &	94	105,710	1000	10,628	1,103.00																																															
2018	2018-660018837	JACKSON, DONALD L JR &	94	112,703	1000	11,397	1,194.00																																															
2017	2017-660018837	JACKSON, DONALD L JR &	94	111,399	0	12,254	1,253.00																																															
2016	2016-660018837	JACKSON, DONALD L JR &	94	109,361	0	12,030	1,225.00																																															
2015	2015-660018837	JACKSON, DONALD L JR &	94	108,302	0	11,913	1,239.00																																															
2014	2014-660018837	JACKSON, DONALD L JR &	94	110,833	0	12,191	1,246.00																																															
2013	2013-660018837	JACKSON, DONALD L JR &	94	108,311	0	11,914	1,200.00																																															



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Date 04/16/2026
 Time 23:08:35
 Page 2

Lot Data	Square-Foot - NBHD 1005 #1	Primary Image
Lot Size Lot Count Units Buildable 4.81 Non-Ag Acres 4.7549 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 207,122.00 x .19 = 39,114 Factor Value Adjustments 1.0000 Lot Value 39,114		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture TRAD TRADITIONAL Style 100% One Story Exterior Wall 10% Veneer, Masonry 90% Frame, Siding, Wood Base/Total Area 1,508 / 1,508 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,508 Fixture/RghIn 4 / Bed/F/H Bath 3 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 1974 / 39		

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/12/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	133,459	88.50	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,445		
Lot Value	39,114		
Indicated Value	138,559	91.88	Per SqFt
Agland Value			
Site Improvements	1,239		
Total Value	139,798	92.70	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.80	Total Misc Impr	+	6,259			
Roofing Adj	+ 4.64	Garage Cost	+				
Subfloor Adj	+ -2.19	Total RCN	=	184,158			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	84,713			
Plumbing Adj	+ 4.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	99,445			
Adj Base Cost	= 117.97	Lot Value	+	39,114			
Total Area	x 1,508	Indicated Value	=	138,559			
Adjusted Cost	= 177,899	Value Per SqFt		91.88			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	45685	8x3		24	26.85		644



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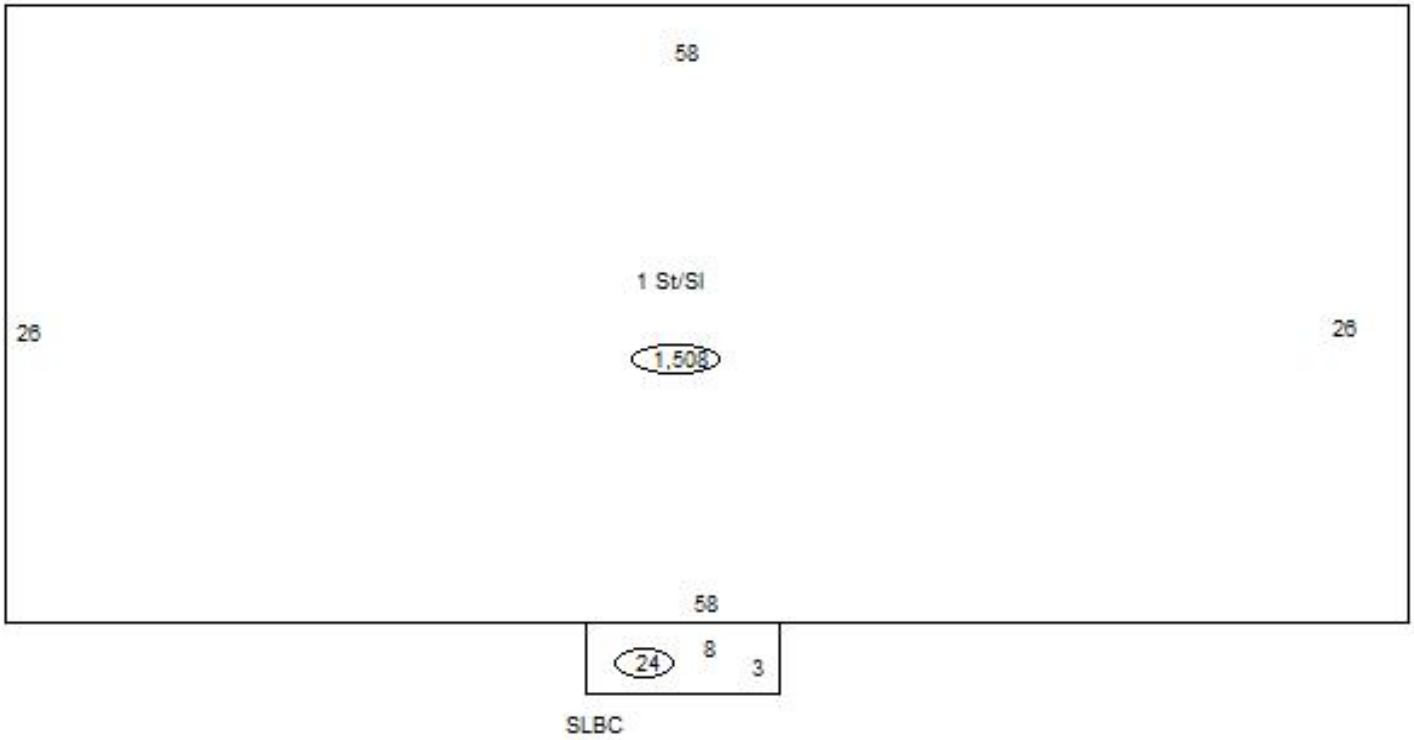
Date 04/16/2026

Time 23:08:35

Page 3

Sketch Image

660018837



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,508	1.000	1,508
2	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						1,508		1,508



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Date 04/16/2026
Time 23:08:35
Page 4

660018837

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x16x6	Concrete	Galvanized Metal	320
	Qual	3	Cond 3	Year 1990	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (19.36 x 320)		6,195		6,195		4,956
						1,239



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Date 04/16/2026
 Time 23:08:36
 Page 5

Lot Data
Lot Size
Lot Count
Units Buildable
Non-Ag Acres
Topography
Street Access
Utilities
Amenities
Method
Base Lot Value
Factor Value
Adjustments
Lot Value



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/12/2020

Residential Data	
Type	6 Mobile Home 56 x 16
Condition	1.2 - Low
Quality	1 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	896 / 896
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 40

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Correlated Value
Improvements	2,000
Lot Value	
Indicated Value	2,000 2.23 Per SqFt
Agland Value	
Site Improvements	
Total Value	2,000 2.23 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	31.10	Total Misc Impr	+	0
Roofing Adj	+ 2.37	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	38,743
Heat/Cool Adj	+ 3.76	Depreciation (82%)	-	31,769
Plumbing Adj	+ 6.01	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	6,974
Adj Base Cost	= 43.24	Lot Value	+	
Total Area	x 896	Indicated Value	=	6,974
Adjusted Cost	= 38,743	Value Per SqFt		7.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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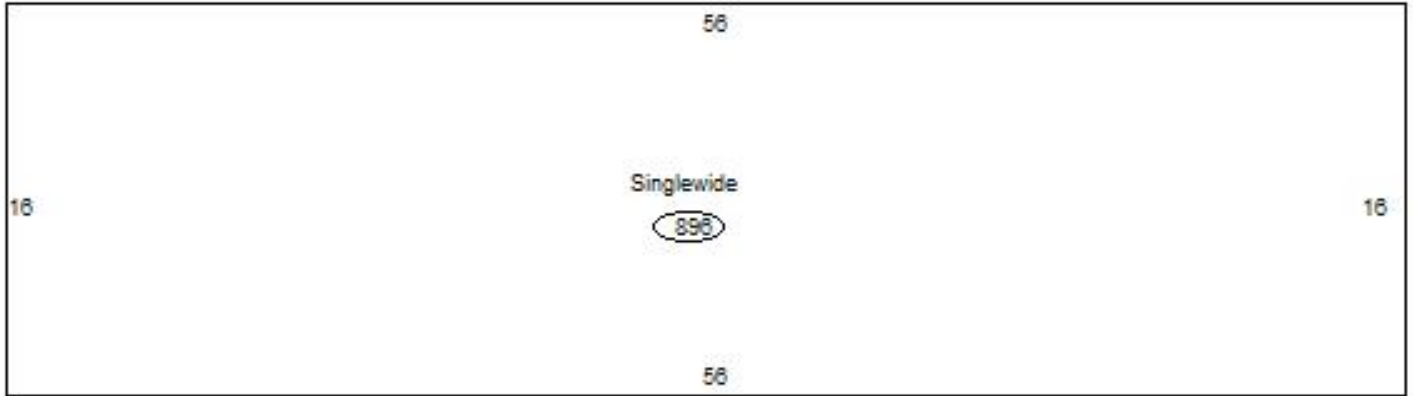
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Time 23:08:36

Page 6

Sketch Image

660018837



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	896	1.000	896
Total Building Area						896		896