




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 660019400 Parcel ID 22N15E-22-4-00000-000-0000 Cadastral ID 22-22-15-00400 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 196524 MASSEY, JACKIE RAY & PAMELA L 16500 S 4110 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16430 S 4110 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 22 / 22 / 15 / 4 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS |  <p>C:\Users\RLN\Pictures\2018-03-16 03-16-18\03-16-18 025.JPG 3/16/2018</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.37168682 -95.68884647 N2 NE SE | 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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table> | Code | Type | Active | Maximum | Exemption | H | Homestead | No | 1,000 | | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>MASSEY, JACK RAY JR</td> <td>12/20/2021</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>KAYS, BERNICE</td> <td>12/03/2021</td> <td>0</td> <td>4</td> </tr> </tbody> </table> | Bk/Pg | Grantor | Date | Price | Code | / | MASSEY, JACK RAY JR | 12/20/2021 | 0 | 4 | / | KAYS, BERNICE | 12/03/2021 | 0 | 4 |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | No | 1,000 | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | |
| / | MASSEY, JACK RAY JR | 12/20/2021 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | |
| / | KAYS, BERNICE | 12/03/2021 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | |

| Parcel Valuation | | | | | | | | | |
|------------------|------|---------------------|--------|-------------|----------|---------------|---------|-------------|--|
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | |
| Remove Cap | 0 | Land Value 4,268 | 1,705 | 11% | 188 | Assessed | 3,492 | 377.77 | |
| Year Frozen | 2005 | Improvements 71,573 | 30,033 | | 3,304 | Penalty | 0 | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | |
| TIF Project ID | 0 | Total Value 75,841 | 31,738 | | 3,492 | Total Taxable | 3,492 | 378.00 | |

| Assessment History | | | | | | | | |
|--------------------|------------------|----------------------|----------|-------------|------------|---------------|------------|--|
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | |
| 2025 | 2025-660019400 | MASSEY, JACKIE RAY & | 10 | 75,169 | 0 | 3,390 | 366.00 | |
| 2024 | 2024-660019400 | MASSEY, JACKIE RAY & | 10 | 80,248 | 0 | 3,291 | 345.00 | |
| 2023 | 2023-660019400 | MASSEY, JACKIE RAY & | 10 | 77,106 | 0 | 3,195 | 332.00 | |
| 2022 | 2022-660019400 | MASSEY, JACKIE RAY & | 10 | 77,106 | 0 | 3,102 | 321.00 | |
| 2021 | 2021-660019400 | KAYS, BERNICE | 10 | 79,664 | 1000 | 2,011 | 223.00 | |
| 2020 | 2020-660019400 | KAYS, BERNICE | 10 | 79,314 | 1000 | 2,012 | 227.00 | |
| 2019 | 2019-660019400 | KAYS, BERNICE | 10 | 74,973 | 1000 | 2,011 | 222.00 | |
| 2018 | 2018-660019400 | KAYS, BERNICE | 10 | 80,109 | 1000 | 2,011 | 231.00 | |
| 2017 | 2017-660019400 | KAYS, J L JR | 10 | 79,274 | 1000 | 2,012 | 241.00 | |
| 2016 | 2016-660019400 | KAYS, J L JR | 10 | 77,031 | 1000 | 2,012 | 222.00 | |
| 2015 | 2015-660019400 | KAYS, J L JR | 10 | 75,366 | 1000 | 2,012 | 210.00 | |
| 2014 | 2014-660019400 | KAYS, J L JR | 10 | 78,374 | 1000 | 2,012 | 208.00 | |
| 2013 | 2013-660019400 | KAYS, J L JR | 10 | 73,983 | 1000 | 2,011 | 202.00 | |



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| Lot Data | Units-Buildable - UNPLATTED (UNITS BUILDABLE) | Primary Image |
|-----------------|---|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | | |
| Non-Ag Acres | 0 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| Method | Units-Buildable | |
| Base Lot Value | | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 1,296 / 1,296 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 4 / |
| Bed/F/H Bath | 3 / 1.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1964 / 47 |



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| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

| Direct Comparables | |
|--------------------|------------|
| Selection Model | 1 Res |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 69,653 | | |
| Lot Value | | | |
| Indicated Value | 69,653 | 53.74 | Per SqFt |
| Agland Value | 4,268 | | |
| Site Improvements | 1,920 | | |
| Total Value | 75,841 | 58.52 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 93.87 | Total Misc Impr | + | 2,159 | | | |
| Roofing Adj | + 4.37 | Garage Cost | + | | | | |
| Subfloor Adj | + 1.15 | Total RCN | = | 151,419 | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (54%) | - | 81,766 | | | |
| Plumbing Adj | + 4.31 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 69,653 | | | |
| Adj Base Cost | = 115.17 | Lot Value | + | | | | |
| Total Area | x 1,296 | Indicated Value | = | 69,653 | | | |
| Adjusted Cost | = 149,260 | Value Per SqFt | | 53.74 | | | |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 47152 | 30x3 | | 90 | 23.99 | | 2,159 |



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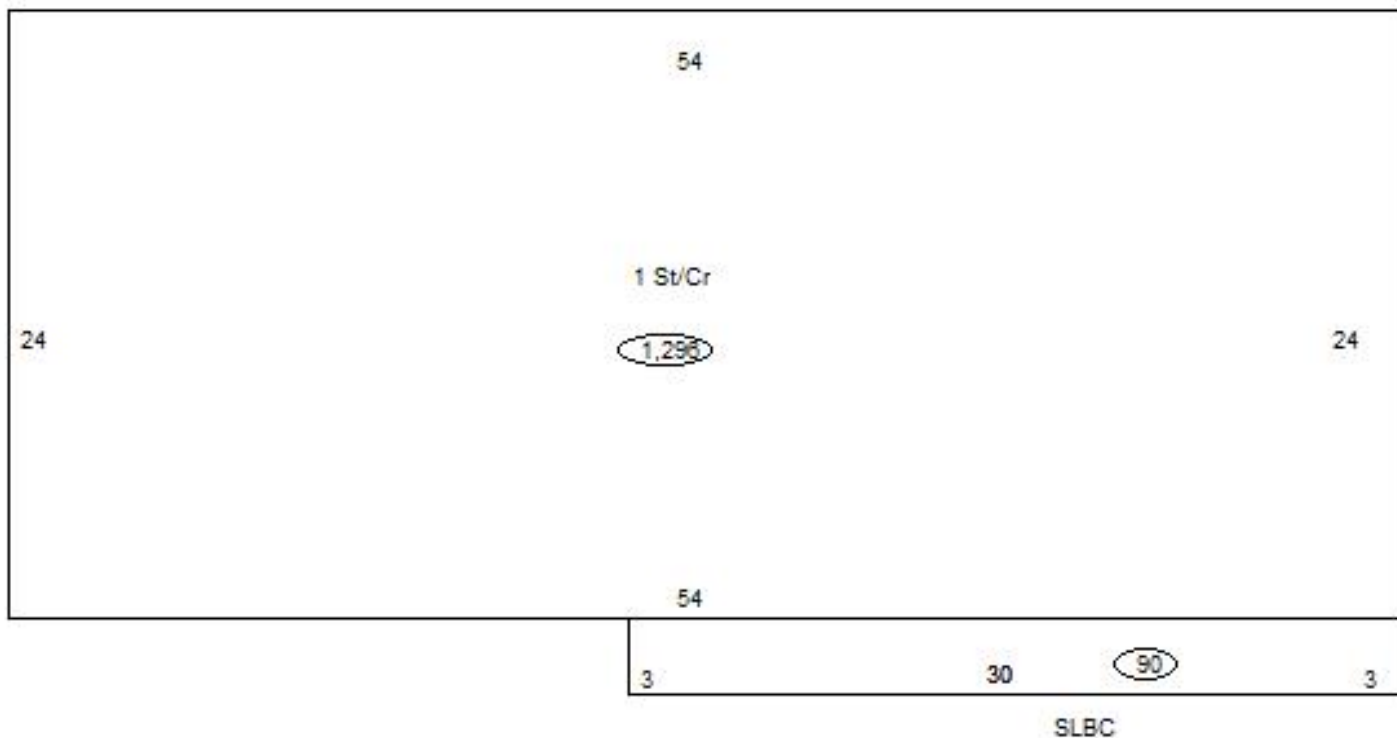
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 10 | 1 St/Cr | 1,296 | 1.000 | 1,296 |
| 2 | M | PRCH | | 10 | SLBC | 90 | 1.000 | 90 |
| Total Building Area | | | | | | 1,296 | | 1,296 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|--------------------------|----------------------|-----------------------|-----------|------------|---------------------------------|
|  | DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 240 |
| | Qual | 2 | Cond 3 | Year 1998 | Eff Age 21 | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (50% Phys/ % Func) |
| | Base Cost (16.00 x 240) | | 3,840 | | 3,840 | 1,920 |
|  | CP | Carport Dirt | 0x0x0 | | | |
| | Qual | | Cond | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) |
| | Base Cost (3.50 x) | | | | | |
|  | STF | STG FAIR | 0x0x0 | | | |
| | Qual | | Cond | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) |
| | Base Cost (4.68 x) | | | | | |
|  | STF | STG FAIR | 0x0x0 | | | |
| | Qual | | Cond | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) |
| | Base Cost (4.68 x) | | | | | |



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Agland Inventory

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| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| SUB | SUMMIT SILTY CLAY LOAM 1- | TMBR | 78 | 0 | | 3.000 | 140 | 140 | 421 | 421 |
| TMBR Totals | | | | | | 3.000 | | | 421 | 421 |
| OKA | OKEMAH SILTY CLAY LOAM | IMP PST | 90 | 0 | | 3.000 | 252 | 252 | 756 | 756 |
| SUB | SUMMIT SILTY CLAY LOAM 1- | IMP PST | 78 | 0 | | 13.000 | 218 | 218 | 2,839 | 2,839 |
| VE | VERDIGRIS CLAY LOAM | IMP PST | 90 | 0 | | 1.000 | 252 | 252 | 252 | 252 |
| IMP PST Totals | | | | | | 17.000 | | | 3,847 | 3,847 |
| Total Agland | | | | | | 20.000 | | | 4,268 | 4,268 |