



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:29:27  
Page 1

Assessment Data					Primary Image				
Account	660019442								
Parcel ID	22N16E-22-3-00000-000-0000								
Cadastral ID	22-22-16-02700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	175544								
HOWELL, BOBBY D & KAREN R-TRUST									
13303 E 450 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	13033 E 450 RD								
Subdivision									
Lot/Block	/	Parcel Size	2 - Acres						
Sec/Twn/Rng	22 / 22 / 16 / 3								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36564616 -95.59626996									
S 225' OF W 387.2' OF SW SW SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2014 1010	R16-NEW 1853 SQ FT SFR	10/2014	07/2015	180,000					
R2011 0718	R12-NEW 24X24 576 SQ FT DETACH	08/2011	09/2011	10,200					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2474/563	HOWELL, BOBBY D &	05/20/2015	0	4					
2472/916	HOWELL, BOBBY D &	05/07/2015	0	4					
1373/341	MESSIMORE, HARRY A TRUSTEE	04/25/2002	0	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2003	Land Value	46,083	31,185	11%	3,430	Assessed	31,075 3,179.95	
Year Frozen	0	Improvements	297,387	251,318		27,645	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	343,470	282,503		31,075	Total Taxable	30,075 3,092.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019442	HOWELL, BOBBY D &	11	326,929	1000	29,170	2,999.00		
2024	2024-660019442	HOWELL, BOBBY D &	11	343,544	1000	28,292	2,919.00		
2023	2023-660019442	HOWELL, BOBBY D &	11	313,498	1000	27,438	2,889.00		
2022	2022-660019442	HOWELL, BOBBY D &	11	314,971	1000	26,610	2,821.00		
2021	2021-660019442	HOWELL, BOBBY D &	11	261,067	1000	25,806	2,641.00		
2020	2020-660019442	HOWELL, BOBBY D &	11	256,899	1000	25,026	2,644.00		
2019	2019-660019442	HOWELL, BOBBY D &	11	229,705	1000	24,268	2,530.00		
2018	2018-660019442	HOWELL, BOBBY D &	11	236,370	1000	25,001	2,634.00		
2017	2017-660019442	HOWELL, BOBBY D &	11	234,282	1000	24,771	2,548.00		
2016	2016-660019442	HOWELL, BOBBY D &	11	227,949	1000	24,074	2,492.00		
2015	2015-660019442	HOWELL, BOBBY D &	11	28,427	1000	2,127	234.00		
2014	2014-660019442	HOWELL, BOBBY D &	11	92,328	1000	9,156	965.00		
2013	2013-660019442	HOWELL, BOBBY D &	11	92,328	1000	9,156	948.00		



# Rogers

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Date 04/17/2026  
 Time 04:29:27  
 Page 2

Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	2		
Non-Ag Acres	2.0396		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	88,845.00 x .52 = 46,083		
Factor Value			
Adjustments	1.0000		
Lot Value	46,083		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG\_00 12/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,904 / 2,832
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	300,889	106.25	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	81.76	Total Misc Impr	+ 18,332				
Roofing Adj	+ 3.03	Garage Cost	+ 0				
Subfloor Adj	+ -1.43	Total RCN	= 300,371				
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 24,030				
Plumbing Adj	+ 3.59	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 276,341				
Adj Base Cost	= 99.59	Lot Value	+ 46,083				
Total Area	x 2,832	Indicated Value	= 322,424				
Adjusted Cost	= 282,039	Value Per SqFt	113.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	276,341		
Lot Value	46,083		
Indicated Value	322,424	113.85	Per SqFt
Agland Value			
Site Improvements	21,046		
Total Value	343,470	121.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123423	52x6		312	25.95		8,096
PRCH	SLAB PORCH - COVERED	123424	8x6		48	26.78		1,285
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	123425	52x6		312	28.69		8,951



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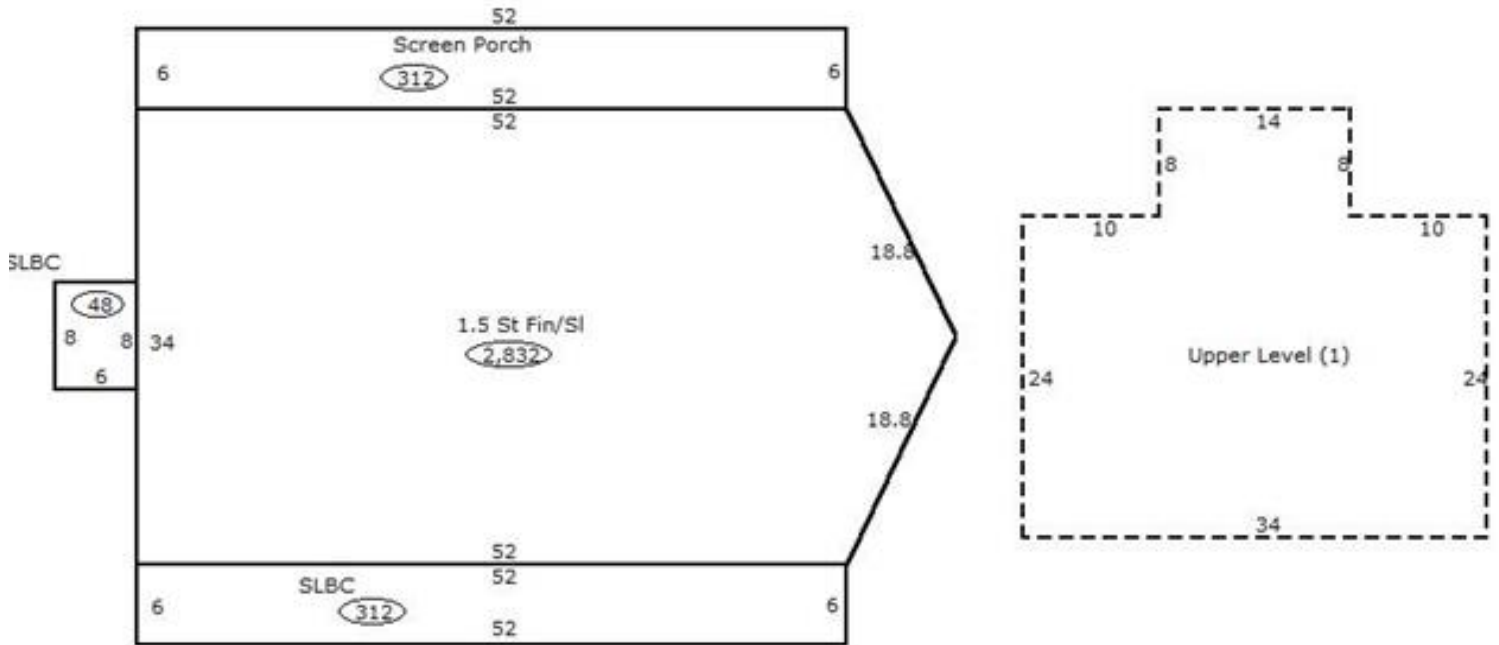
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Date 04/17/2026  
 Time 04:29:27  
 Page 3

### Sketch Image

660019442



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,904	1.487	2,832
2	U	^UL		13	Upper Level (1)	928	1.000	928
3	M	PRCH		13	SLBC	312	1.000	312
4	M	PRCH		13	SLBC	48	1.000	48
5	M	EPKS		13	Screen Porch	312	1.000	312
<b>Total Building Area</b>						1,904		2,832



# Rogers

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Date 04/17/2026  
 Time 04:29:27  
 Page 4

660019442

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			576
	Qual	2	Cond 3	Year	2011	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	
	Base Cost (31.28 x 576)		18,017		18,017	18,017
	STF	STG FAIR	22x14x0			308
	Qual	2	Cond 3	Year		Eff Age 1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
	Base Cost (4.68 x 308)		1,441		1,441 144	1,297
	CP	CARPOT DIRT	12x40x0			480
	Qual	1	Cond 3	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
	Base Cost (3.50 x 480)		1,680		1,680 168	1,512
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (4.68 x )					
	LT	LEAN-TO	6x14x0			84
	Qual	2	Cond 3	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
	Base Cost (2.92 x 84)		245		245 25	220