



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 660019918 Parcel ID 000000-00-0-00816-002-0005 Cadastral ID 23-21-16-00250 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 263440 SOSBY, WILLIAM O EDITH M-TRUSTEES 22322 S DOGWOOD CT CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 22322 DOGWOOD CT Subdivision THOUSAND OAKS Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS																																																						
Legal Description Lat/Long: 36.28722575 -95.57623181					Building Permits																																																	
LOT 5 BLOCK 2 THOUSAND OAKS					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1028/449	MANNING, DENNIS K &	05/31/1996	122,000	No																																													
					957/648	EAGLETON, BILLY R &	05/24/1994	110,000	Yes																																													
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>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 68,269</td> <td>38,000</td> <td>11%</td> <td>4,180</td> <td>Assessed</td> <td>17,264</td> <td>1,433.78</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 213,698</td> <td>118,948</td> <td> </td> <td>13,084</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>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 281,967</td> <td>156,948</td> <td> </td> <td>17,264</td> <td>Total Taxable</td> <td>16,264</td> <td>1,351.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	0	Land Value 68,269	38,000	11%	4,180	Assessed	17,264	1,433.78	Year Frozen	2005	Improvements 213,698	118,948		13,084	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	TIF Project ID	0	Total Value 281,967	156,948		17,264	Total Taxable	16,264	1,351.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019918	SOSBY, WILLIAM O	5	280,417	1000	16,264	1,351.00																																															
2024	2024-660019918	SOSBY, WILLIAM O	5	265,879	1000	16,264	1,357.00																																															
2023	2023-660019918	SOSBY, WILLIAM O	5	197,626	1000	16,264	1,354.00																																															
2022	2022-660019918	SOSBY, WILLIAM O	5	202,432	1000	16,264	1,353.00																																															
2021	2021-660019918	SOSBY, WILLIAM O	5	203,280	1000	16,264	1,380.00																																															
2020	2020-660019918	SOSBY, WILLIAM O	5	199,910	1000	16,264	1,377.00																																															
2019	2019-660019918	SOSBY, WILLIAM O	5	193,748	1000	16,265	1,409.00																																															
2018	2018-660019918	SOSBY, WILLIAM O	5	199,049	1000	16,264	1,410.00																																															
2017	2017-660019918	SOSBY, WILLIAM O	5	197,394	1000	16,265	1,327.00																																															
2016	2016-660019918	SOSBY, WILLIAM O	5	192,126	1000	16,265	1,387.00																																															
2015	2015-660019918	SOSBY, WILLIAM O	5	187,227	1000	16,264	1,374.00																																															
2014	2014-660019918	SOSBY, WILLIAM O	5	188,756	1000	16,265	1,396.00																																															
2013	2013-660019918	SOSBY, WILLIAM O	5	177,600	1000	16,264	1,417.00																																															




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Lot Data	Square-Foot - NBHD 1145 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3034 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 56,778.00 x 1.20 = 68,269 Factor Value Adjustments 1.0000 Lot Value 68,269		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,364 / 2,441
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,364
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	305,595	125.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	335,080 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.92	Total Misc Impr	+	13,493			
Roofing Adj	+ 3.06	Garage Cost	+	23,725			
Subfloor Adj	+ -1.98	Total RCN	=	309,707			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	96,009			
Plumbing Adj	+ 9.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	213,698			
Adj Base Cost	= 111.63	Lot Value	+	68,269			
Total Area	x 2,441	Indicated Value	=	281,967			
Adjusted Cost	= 272,489	Value Per SqFt		115.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,698		
Lot Value	68,269		
Indicated Value	281,967	115.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	281,967	115.51	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	48678	19x12		228	28.71		6,546
PATO	SLAB PORCH - OPEN	48679	8x5		40	12.93		517

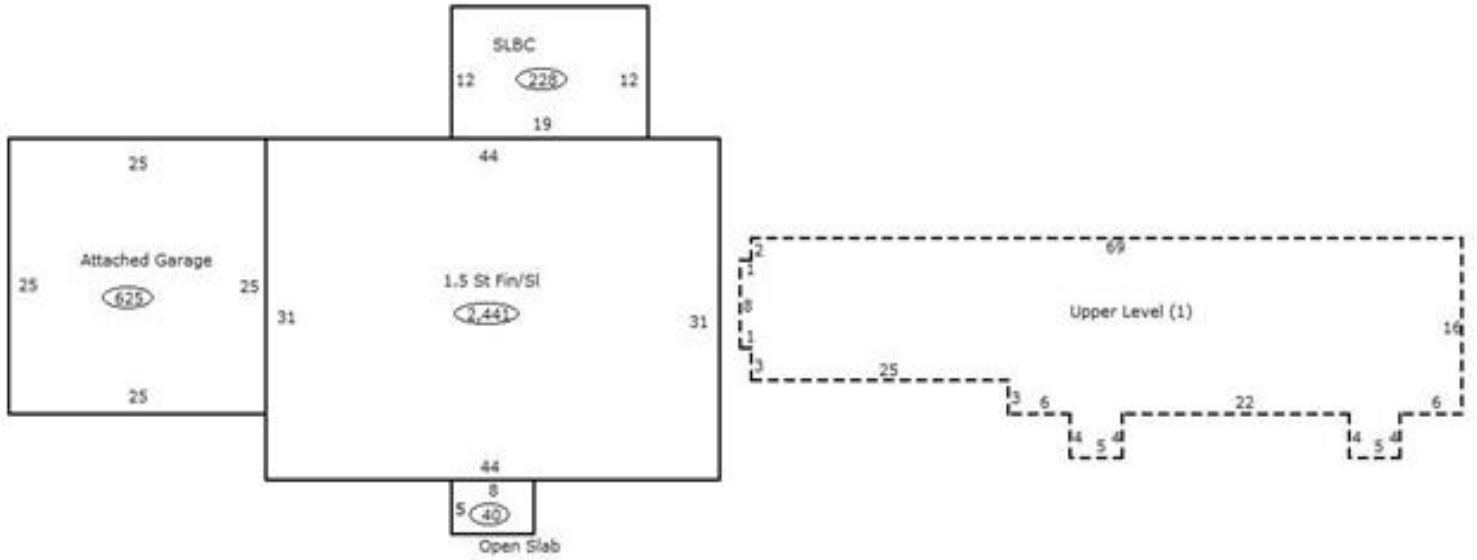


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,364	1.790	2,441
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	228	1.000	228
4	M	PATO		13	Open Slab	40	1.000	40
5	U	^UL		13	Upper Level (1)	1,077	1.000	1,077
Total Building Area						1,364		2,441



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						