



# 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	660020981													
Parcel ID	21N16E-25-2-00000-000-0000													
Cadastral ID	25-21-16-02200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	280008													
JAMESON, HARRY J														
23405 S 4180 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	23505 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	25 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.27144630 -95.55820819														
N2 OF TR IN S2 SW NW & N2 NW SW OF SEC.COMM NW/C SEC,S 2093', S 29 -05 E 144', S 40-05 E 132.02' TO TRUE POB, SD PT BEING IN C/L CO RD, CONTIN ALG MEADNERS OF SD CO RD S 40-05 E 182 98', S 32-33 E 337', S 13-48 E 482', S 22-48 E 103', E 710' TO SE/C N2 NW SW, N 987' TO A														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					1461/789	TURNER, ELDON D	03/25/2003	185,000						
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax					
Remove Cap	0	Land Value	117,497	65,156	11%	7,167	Assessed	26,824	2,227.73					
Year Frozen	0	Improvements	207,106	178,698		19,657	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	324,603	243,854		26,824	Total Taxable	26,824	2,228.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660020981	JAMESON, HARRY J			5	294,286	0	25,547	2,122.00					
2024	2024-660020981	JAMESON, HARRY J			5	300,822	0	24,330	2,030.00					
2023	2023-660020981	JAMESON, HARRY J			5	210,651	0	23,171	1,929.00					
2022	2022-660020981	JAMESON, HARRY J			5	213,203	0	23,452	1,951.00					
2021	2021-660020981	JAMESON, HARRY J &			5	231,806	0	25,490	2,162.00					
2020	2020-660020981	JAMESON, HARRY J &			5	230,600	0	24,277	2,055.00					
2019	2019-660020981	JAMESON, HARRY J &			5	218,953	0	23,121	2,002.00					
2018	2018-660020981	JAMESON, HARRY J &			5	236,151	0	22,020	1,909.00					
2017	2017-660020981	JAMESON, HARRY J &			5	234,302	0	20,972	1,710.00					
2016	2016-660020981	JAMESON, HARRY J &			5	226,829	0	19,973	1,704.00					
2015	2015-660020981	JAMESON, HARRY J &			5	218,149	0	19,022	1,607.00					
2014	2014-660020981	JAMESON, HARRY J &			5	221,707	0	18,116	1,555.00					
2013	2013-660020981	JAMESON, HARRY J &			5	214,194	0	17,253	1,503.00					



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Lot Data		Square-Foot - NBHD 2116 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	8.8868	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	387,110.00 x .30 = 117,497	
Factor Value		
Adjustments	1.0000	
Lot Value	117,497	



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Masonry, Concrete
Base/Total Area	1,584 / 2,874
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	1,584 Total
Garage Type	750 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 45

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	265,441 92.36 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	75.57	Total Misc Impr	+ 19,474
Roofing Adj	+ 2.40	Garage Cost	+ 19,245
Subfloor Adj	+ 0.64	Total RCN	= 338,650
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	- 176,098
Plumbing Adj	+ 3.63	Lump Sums	+ 3,224
Basement Adj	+ 10.65	RCNLD	= 165,776
Adj Base Cost	= 104.36	Lot Value	+ 117,497
Total Area	x 2,874	Indicated Value	= 283,273
Adjusted Cost	= 299,931	Value Per SqFt	98.56

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	165,776
Lot Value	117,497
Indicated Value	283,273 98.56 Per SqFt
Agland Value	
Site Improvements	
Total Value	283,273 98.56 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	51262		56	56	24.09		1,349
PRCH	SLAB PORCH - COVERED	51263	32x18		576	22.62		13,029
WODO	WOOD DECK - OPEN	51266	26x6		156	22.96	10%	3,224



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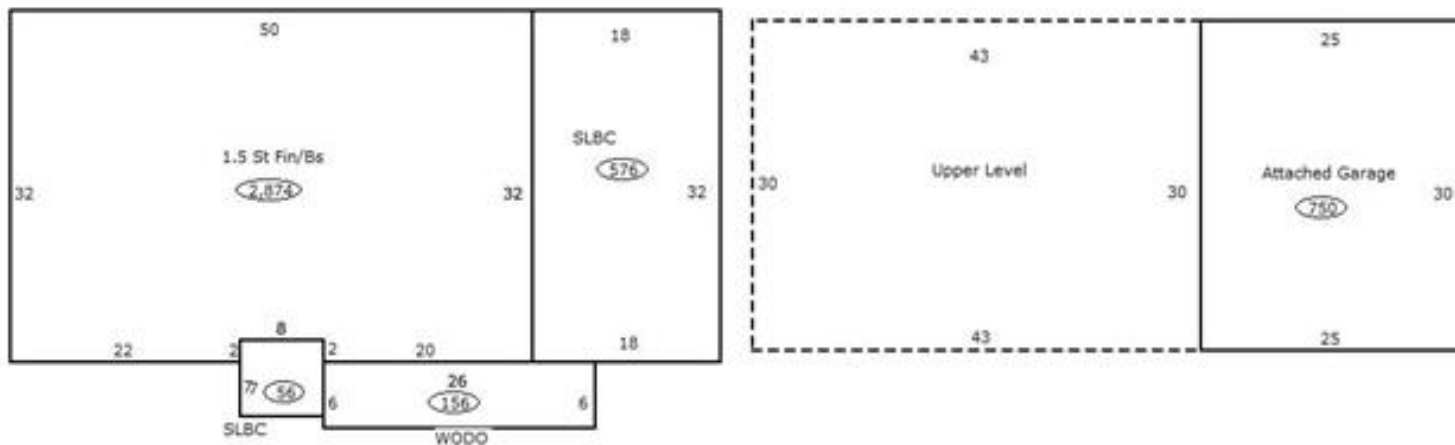
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,584	1.814	2,874
2	M	PRCH		13	SLBC	56	1.000	56
3	M	PRCH		13	SLBC	576	1.000	576
4	G	1	Slab	13	Attached Garage	750	1.000	750
5	U	^UL	Overhang	13	Upper Level	1,290	1.000	1,290
6	M	WODO		13	WODO	156	1.000	156
<b>Total Building Area</b>						1,584		2,874



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### Outbuildings/Site Improvements

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



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-30\IMG\_001 4/3/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	724 / 724
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

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	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	98.81	Total Misc Impr	+	492	
Roofing Adj	+ 4.59	Garage Cost	+		
Subfloor Adj	+ 2.78	Total RCN	=	82,702	
Heat/Cool Adj	+ 0.73	Depreciation ( 54%)	-	44,659	
Plumbing Adj	+ 6.64	Lump Sums	+	3,287	
Basement Adj	+ 0.00	RCNLD	=	41,330	
Adj Base Cost	= 113.55	Lot Value	+		
Total Area	x 724	Indicated Value	=	41,330	
Adjusted Cost	= 82,210	Value Per SqFt		57.09	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,330		
Lot Value			
Indicated Value	41,330	57.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	41,330	57.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51268	6x4		24	20.48		492
WODO	WOOD DECK - OPEN	51269	31x8		248	16.57	20%	3,287



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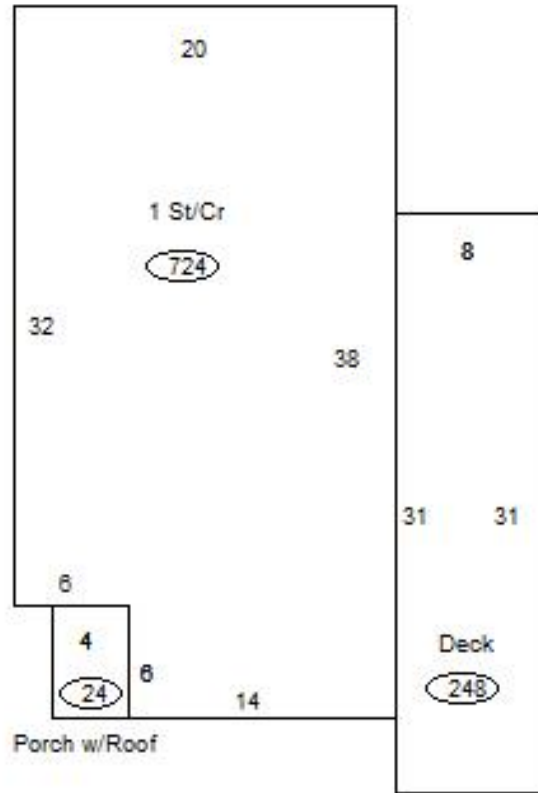
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	724	1.000	724
2	M	PRCH		13	SLBC	24	1.000	24
3	M	WODO		13	WODO	248	1.000	248
<b>Total Building Area</b>						<b>724</b>		<b>724</b>