



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	660022276													
Parcel ID	22N16E-26-1-00000-000-0000													
Cadastral ID	26-22-16-02100													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	1074													
JAMES, GERALDINE														
17470 S 4180 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17470 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	26 / 22 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.35853649 -95.56327309														
Building Permits														
S2 S2 SE NE														
<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										
PD	Add-Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	1,932	1,110	11%	Assessed	9,277	912.11						
Year Frozen	2021	Improvements	144,886	83,235		Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	2,000	-177.00						
TIF Project ID	0	Total Value	146,818	84,345	9,277	Total Taxable	7,277	735.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022276	JAMES, GERALDINE	94	145,057	2000	7,278	736.00							
2024	2024-660022276	JAMES, GERALDINE	94	152,668	2000	7,278	793.00							
2023	2023-660022276	JAMES, GERALDINE	94	142,711	2000	7,278	809.00							
2022	2022-660022276	JAMES, GERALDINE	94	140,660	2000	7,278	816.00							
2021	2021-660022276	JAMES, GERALDINE	94	154,561	2000	7,278	790.00							
2020	2020-660022276	JAMES, GERALDINE	94	151,653	0	9,007	937.00							
2019	2019-660022276	JAMES, GERALDINE	94	144,677	0	8,745	897.00							
2018	2018-660022276	JAMES, GERALDINE	94	150,334	0	8,490	879.00							
2017	2017-660022276	JAMES, GERALDINE	94	148,512	0	8,243	843.00							
2016	2016-660022276	JAMES, GERALDINE	94	144,445	0	8,003	815.00							
2015	2015-660022276	JAMES, GERALDINE	94	140,591	0	7,770	808.00							
2014	2014-660022276	JAMES, GERALDINE	94	142,041	0	7,544	771.00							
2013	2013-660022276	JAMES, GERALDINE	94	134,393	0	7,324	738.00							



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-5\IMG_0028. 1/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,360 / 2,020
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	79.52	Total Misc Impr	+ 13,400				
Roofing Adj	+ 2.98	Garage Cost	+ 12,487				
Subfloor Adj	+ 0.77	Total RCN	= 234,977				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 108,089				
Plumbing Adj	+ 8.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 126,888				
Adj Base Cost	= 103.51	Lot Value	+ 126,888				
Total Area	x 2,020	Indicated Value	= 126,888				
Adjusted Cost	= 209,090	Value Per SqFt	62.82				

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	

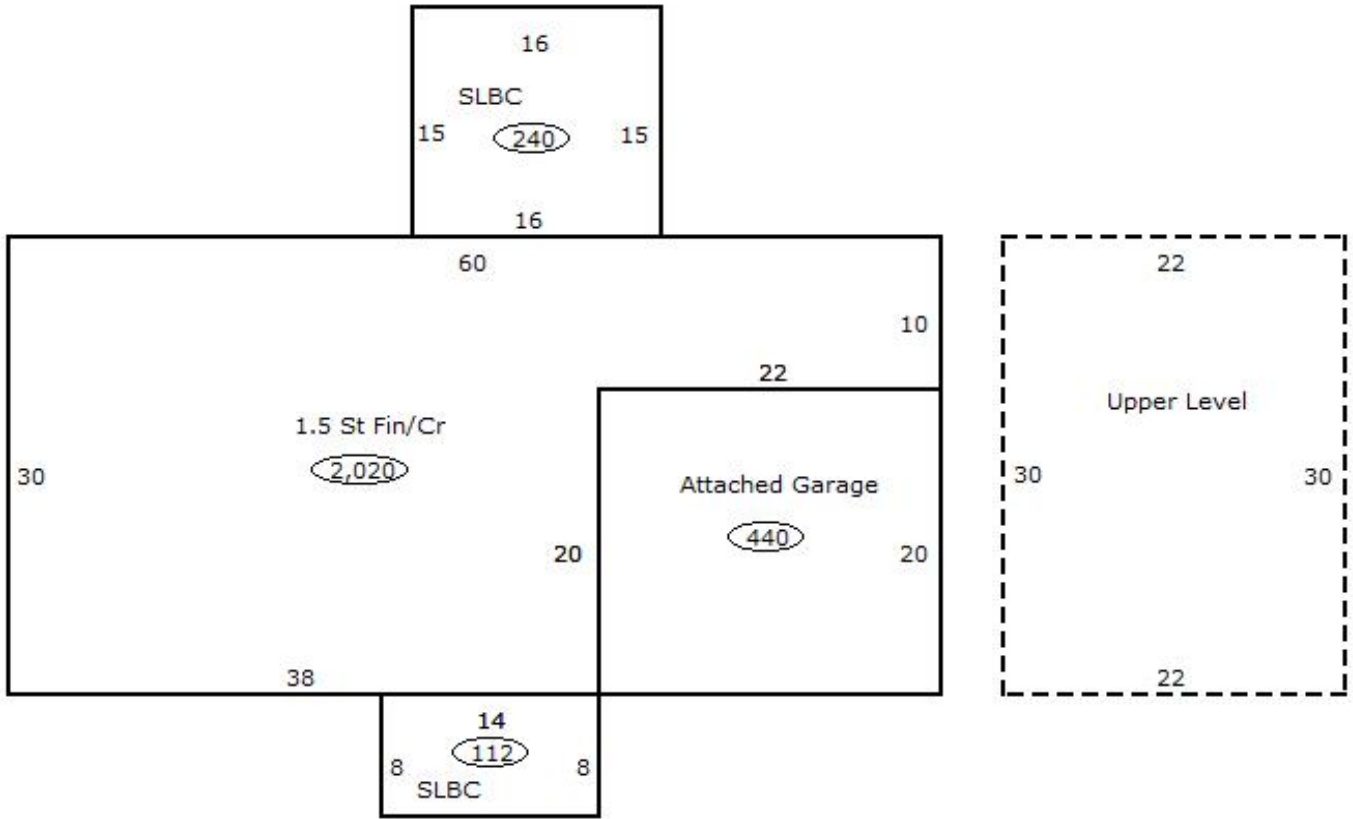
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,888		
Lot Value			
Indicated Value	126,888	62.82	Per SqFt
Agland Value	1,932		
Site Improvements	17,998		
Total Value	146,818	72.68	Total Value Per SqFt

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	54519	16x15		240	23.44		5,626
PRCH	SLAB PORCH - COVERED	54520	14x8		112	23.91		2,678



Sketch Image

660022276



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,360	1.485	2,020
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	112	1.000	112
5	U	^UL	Overhang	13	Upper Level	660	1.000	660
Total Building Area						1,360		2,020



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,156
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 1,156)		18,496	18,496	9,248	9,248
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	16,250	8,750
	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)					



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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
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69		0	10.000	193	193	1,932	1,932
IMP PST Totals						10.000			1,932	1,932
Total Agland						10.000			1,932	1,932