



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660023887 <b>Parcel ID</b> 000000-00-0-00951-004-0005 <b>Cadastral ID</b> 28-22-16-02030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 47514 WATSON, JAMES C  12110 E WOODCREST DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12110 E WOODCREST DR <b>Subdivision</b> WOODCREST HEIGHTS <b>Lot/Block</b> 0005 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 28 / 22 / 16 / 5 <b>Neighborhood</b> 1148 - R-V01-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">01/25/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-25\IMG_003 1/25/2023</p>														
<b>Legal Description</b> Lat/Long: 36.35934999 -95.61281116																			
LOT 5 BLOCK 4 WOODCREST HEIGHTS					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	69,311	37,917	11%	4,171	<b>Assessed</b>	11,320	1,224.62										
Year Frozen	2009	<b>Improvements</b>	118,794	64,988		7,149	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-95.00										
TIF Project ID	0	<b>Total Value</b>	188,105	102,905		11,320	<b>Total Taxable</b>	10,320	1,130.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660023887	WATSON, JAMES C			10	184,424	1000	10,319	1,131.00										
2024	2024-660023887	WATSON, JAMES C			10	193,607	1000	10,319	1,095.00										
2023	2023-660023887	WATSON, JAMES C			10	155,337	1000	10,320	1,088.00										
2022	2022-660023887	WATSON, JAMES C			10	155,330	1000	10,320	1,082.00										
2021	2021-660023887	WATSON, JAMES C			10	163,778	1000	10,320	1,090.00										
2020	2020-660023887	WATSON, JAMES C			10	163,030	1000	10,320	1,106.00										
2019	2019-660023887	WATSON, JAMES C			10	156,181	1000	10,320	1,085.00										
2018	2018-660023887	WATSON, JAMES C			10	162,748	1000	10,320	1,122.00										
2017	2017-660023887	WATSON, JAMES C			10	161,442	1000	10,320	1,186.00										
2016	2016-660023887	WATSON, JAMES C			10	157,331	1000	10,320	1,082.00										
2015	2015-660023887	WATSON, JAMES C			10	152,694	1000	10,319	1,024.00										
2014	2014-660023887	WATSON, JAMES C			10	155,611	1000	10,320	1,021.00										
2013	2013-660023887	WATSON, JAMES C			10	148,154	1000	10,319	988.00										



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Lot Data	Square-Foot - NBHD 1148 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1019 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,001.00 x 1.44 = 69,311 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 69,311		<p style="text-align: right; color: orange;">01/25/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-25\IMG_003I 1/25/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,940 / 1,940
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,940
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	616 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 41

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.31	<b>Total Misc Impr</b>	+	10,857			
<b>Roofing Adj</b>	+ 3.85	<b>Garage Cost</b>	+	13,737			
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	242,437			
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 51%)</b>	-	123,643			
<b>Plumbing Adj</b>	+ 4.83	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	118,794			
<b>Adj Base Cost</b>	= 112.29	<b>Lot Value</b>	+	69,311			
<b>Total Area</b>	x 1,940	<b>Indicated Value</b>	=	188,105			
<b>Adjusted Cost</b>	= 217,843	<b>Value Per SqFt</b>		96.96			

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	169,699	87.47	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	256,680		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	118,794		
<b>Lot Value</b>	69,311		
<b>Indicated Value</b>	188,105	96.96	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	188,105	96.96	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	58736	26x5		130	20.88		2,714
CPDT	CARPORT - DETACHED	58737	22x16		352	10.13		3,566



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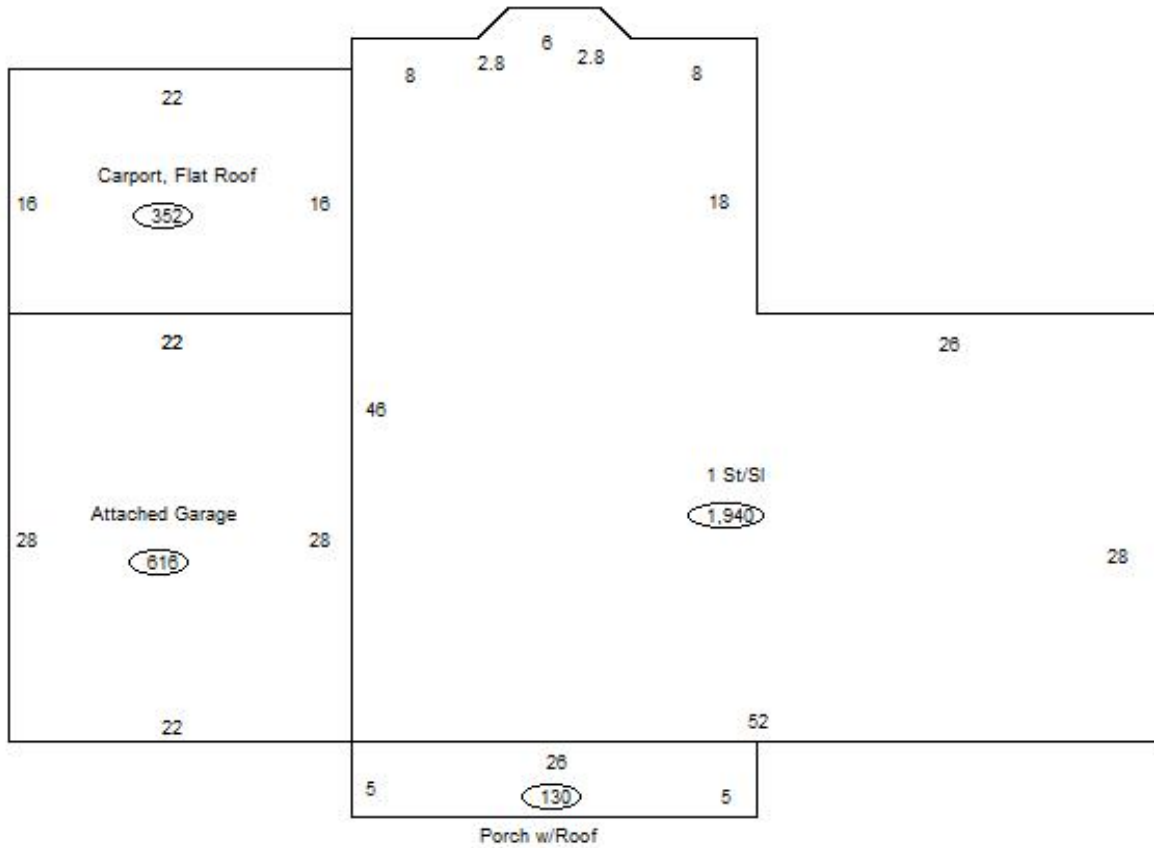
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,940	1.000	1,940
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	130	1.000	130
4	G	4		13	Carport, Flat Roof	352	1.000	352
<b>Total Building Area</b>						1,940		1,940



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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	
	<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	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>	<b>RCNLD</b>
	Base Cost (4.68 x )					