



# 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> 660024793 <b>Parcel ID</b> 21N16E-29-4-00000-000-0000 <b>Cadastral ID</b> 29-21-16-03500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 338311 MAXSON, JAMES R & LORIE ELLEN  23662 S WILLOW ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23662 S WILLOW <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 29 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (234)\IMG_0038.JPG 7/24/2023</p>														
<b>Legal Description</b> Lat/Long: 36.26913359 -95.61881979																			
N2 N2 W2 SW NE SE					<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	/	MING, KARIEL & HUNTER WURTZ	05/09/2022	235,500	YES										
H	Homestead	No	1,000		/	WARREN, JENNIFER	08/30/2019	160,000	YES										
					2574/108	BRADLEY, WILLIAM CHARLES &	08/26/2016	140,000	YES										
<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>	109.172	<b>Current Tax</b>										
<b>Remove Cap</b>	2023	<b>Land Value</b>	41,849	41,849	11%	4,603	<b>Assessed</b>	28,307	3,090.33										
<b>Year Frozen</b>	2008	<b>Improvements</b>	216,212	215,487		23,704	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	258,061	257,336		28,307	<b>Total Taxable</b>	27,307	2,998.00										
<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	2025-660024793	MAXSON, JAMES R & LORIE ELLEN			21	250,290	1000	26,483	2,908.00										
2024	2024-660024793	MAXSON, JAMES R & LORIE ELLEN			21	261,643	1000	25,682	2,649.00										
2023	2023-660024793	MAXSON, JAMES R & LORIE ELLEN			21	235,500	1000	24,905	2,548.00										
2022	2022-660024793	MAXSON, JAMES R & LORIE ELLEN			21	164,397	0	18,084	1,860.00										
2021	2021-660024793	MING, KARIEL & HUNTER WURTZ			21	160,948	0	17,705	1,745.00										
2020	2020-660024793	MING, KARIEL & HUNTER WURTZ			21	161,575	0	17,773	1,810.00										
2019	2019-660024793	MING, KARIEL & HUNTER WURTZ			21	142,792	0	15,708	1,617.00										
2018	2018-660024793	WARREN, JENNIFER			21	146,854	0	16,154	1,659.00										
2017	2017-660024793	WARREN, JENNIFER			21	145,677	0	16,025	1,635.00										
2016	2016-660024793	WARREN, JENNIFER			21	142,088	1000	7,731	815.00										
2015	2015-660024793	BRADLEY, WILLIAM CHARLES &			21	141,436	1000	7,732	786.00										
2014	2014-660024793	BRADLEY, WILLIAM CHARLES &			21	142,524	1000	7,731	807.00										
2013	2013-660024793	BRADLEY, WILLIAM CHARLES &			21	135,679	1000	7,731	797.00										



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1835 <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> 51,551.00 x .81 = 41,849 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 41,849		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4.5 - Good
<b>Quality</b>	5 - Very Good
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,578 / 1,578
<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>	1,578
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	520 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 26

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> 264,007 167.30 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> NewTest <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	133.81	<b>Total Misc Impr</b>	+ 23,095	<b>Roofing Adj</b>	+ 7.18	<b>Garage Cost</b>	+ 28,340
<b>Subfloor Adj</b>	+ -4.89	<b>Total RCN</b>	= 317,959	<b>Heat/Cool Adj</b>	+ 18.45	<b>Depreciation ( 32%)</b>	- 101,747
<b>Plumbing Adj</b>	+ 14.35	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 216,212
<b>Adj Base Cost</b>	= 168.90	<b>Lot Value</b>	+ 41,849	<b>Total Area</b>	x 1,578	<b>Indicated Value</b>	= 258,061
		<b>Value Per SqFt</b>	163.54	<b>Adjusted Cost</b>	= 266,524		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 216,212 <b>Lot Value</b> 41,849 <b>Indicated Value</b> 258,061 163.54 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 258,061 163.54 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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	60769		280	280	36.00		10,080
PRCH	SLAB PORCH - COVERED	60770		131	131	36.77		4,817



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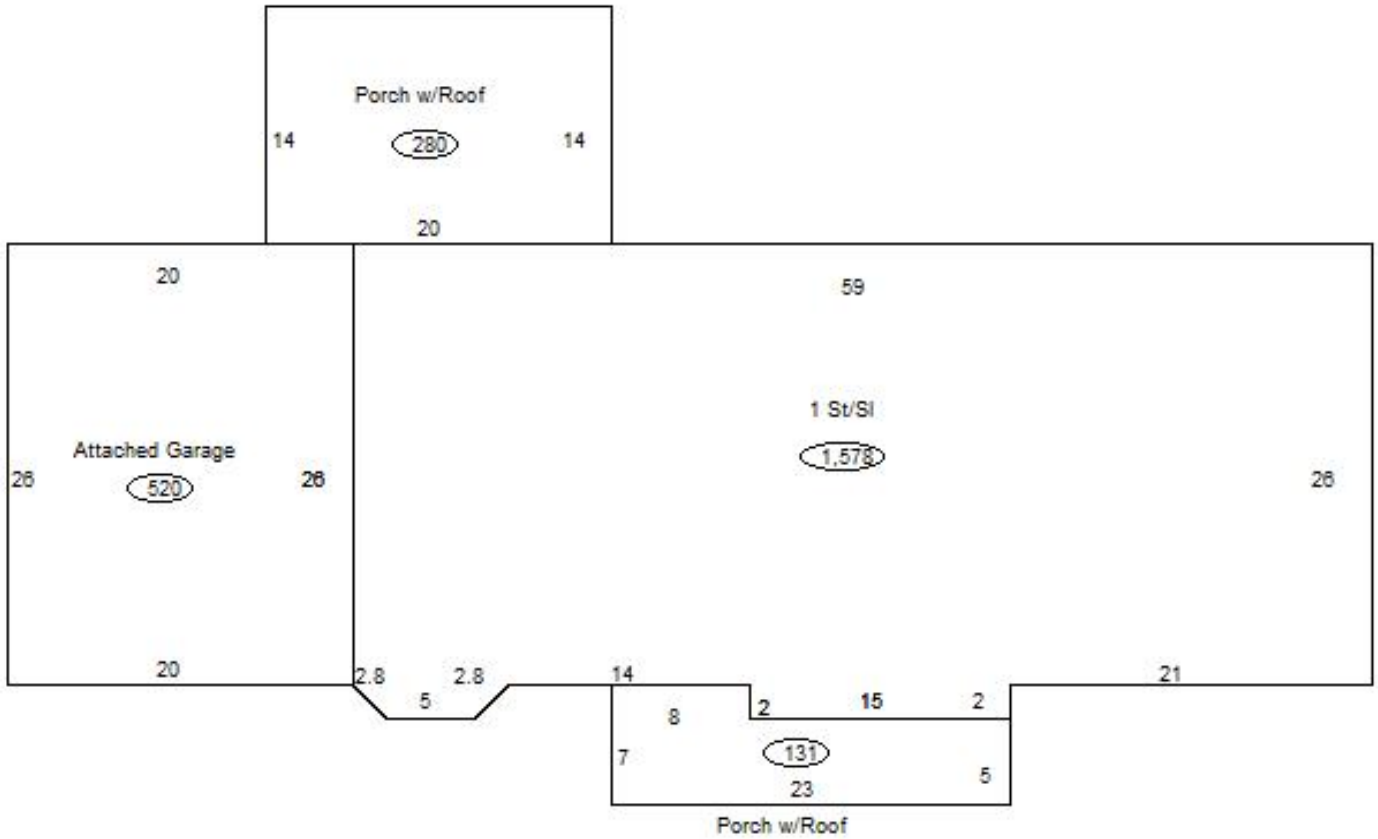
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### Sketch Image

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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/Sl	1,578	1.000	1,578
2	G	1	Slab	13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	280	1.000	280
4	M	PRCH		13	SLBC	131	1.000	131
<b>Total Building Area</b>						<b>1,578</b>		<b>1,578</b>



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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		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 )					