



# 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	660027162									
Parcel ID	21N17E-31-2-00000-000-0000									
Cadastral ID	31-21-17-01310									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	3							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	326537									
JONES, JOHN M										
16516 E 520 RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	16244 E 520 RD									
Subdivision										
Lot/Block	/	Parcel Size	9.09 - Acres							
Sec/Twn/Rng	31 / 21 / 17 / 2									
Neighborhood	2117 - UNPLATTED									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.26202247 -95.53811872				Building Permits						
W 300' W2 NE NW				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	WHORTON, ALMA LIVING TRUST	07/18/2023	140,000	YES	
					850/112			0	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2024		Land Value	1,725	1,725	11%	Assessed	6,626	550.29	
Year Frozen			Improvements	85,249	58,506		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	86,974	60,231	6,626	Total Taxable	6,626	550.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660027162	JONES, JOHN M			5	58,477	0	6,432	534.00	
2024	2024-660027162	JONES, JOHN M			5	140,071	0	15,408	1,286.00	
2023	2023-660027162	JONES, JOHN M			5	106,927	2000	5,357	446.00	
2022	2022-660027162	WHORTON, ALMA LIVING TRUST			5	106,096	2000	5,357	446.00	
2021	2021-660027162	WHORTON, ALMA			5	111,277	2000	5,357	454.00	
2020	2020-660027162	WHORTON, ALMA			5	107,931	2000	5,357	454.00	
2019	2019-660027162	WHORTON, ALMA			5	99,679	2000	5,357	464.00	
2018	2018-660027162	WHORTON, ALMA			5	104,113	1000	6,357	551.00	
2017	2017-660027162	WHORTON, ALMA			5	103,240	1000	6,357	518.00	
2016	2016-660027162	WHORTON, ALMA			5	101,558	1000	6,357	542.00	
2015	2015-660027162	WHORTON, ALMA			5	100,623	1000	6,357	537.00	
2014	2014-660027162	WHORTON, ALMA			5	101,136	1000	6,357	546.00	
2013	2013-660027162	WHORTON, ALMA			5	100,508	1000	6,357	554.00	



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments	0.6316	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 31

Cost Approach		Manual : 01/2025	
Base Cost	91.30	Total Misc Impr	+ 2,960
Roofing Adj	+ 4.11	Garage Cost	+ 0
Subfloor Adj	+ 2.41	Total RCN	= 129,061
Heat/Cool Adj	+ 10.30	Depreciation ( 43%)	- 55,496
Plumbing Adj	+ 4.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,565
Adj Base Cost	= 112.59	Lot Value	+ 0
Total Area	x 1,120	Indicated Value	= 73,565
Adjusted Cost	= 126,101	Value Per SqFt	65.68

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	109,022 97.34 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

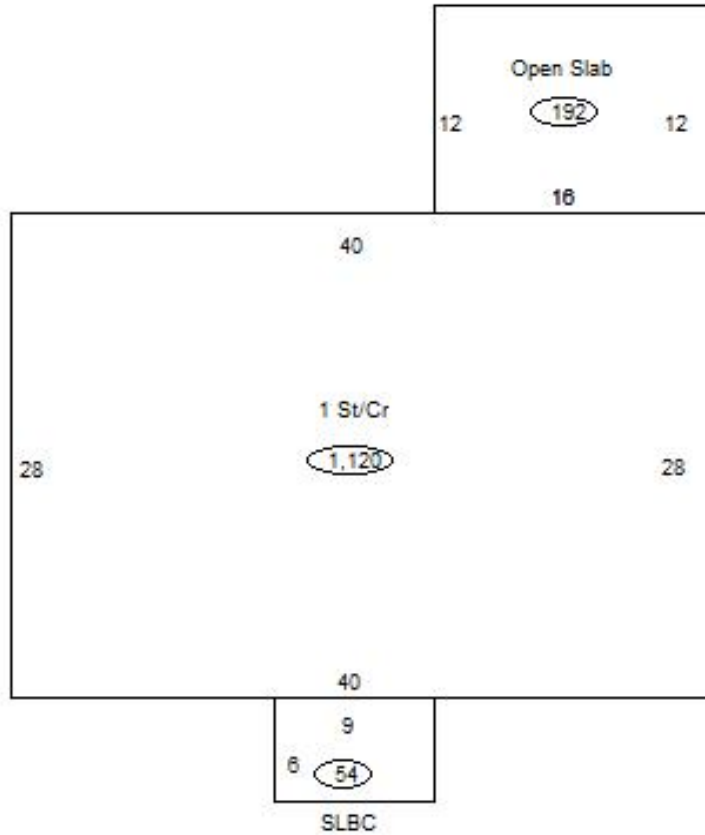
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	73,565
Lot Value	
Indicated Value	73,565 65.68 Per SqFt
Agland Value	1,725
Site Improvements	11,684
Total Value	86,974 77.66 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65406	9x6		54	21.12		1,140
PATO	SLAB PORCH - OPEN	65407	16x12		192	9.48		1,820



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	1,120	1.000	1,120
2	M	PRCH		13	SLBC	54	1.000	54
3	M	PATO		13	Open Slab	192	1.000	192
<b>Total Building Area</b>						1,120		1,120



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 360)	1,660		1,660	1,660	
	GRDT	Garage - Detached	30x30x8	Concrete	Formed Metal	900
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.31 x 900)	15,579		15,579	3,895	11,684



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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
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			7.000	192	192	1,344	1,344
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			2.090	182	182	381	381
<b>NTV PST Totals</b>						9.090			1,725	1,725
<b>Total Agland</b>						9.090			1,725	1,725