



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:55:20  
Page 1

Assessment Data					Primary Image				
Account	660027385								
Parcel ID	22N16E-31-2-00000-000-0000								
Cadastral ID	31-22-16-01500								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	259736								
SENESE, JAMES A &									
BERNICE H									
18415 S OLD HWY 88									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	18415 S OLD HWY 88								
Subdivision									
Lot/Block	/	Parcel Size	11.21 - Acres						
Sec/Twn/Rng	31 / 22 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.34461224 -95.64504025									
TR IN S2 NW, BEG SW/C S2 NW, N 410.9' TO TRUE POB, E 1272. 53', S 65-52 E 234.82', S 314. 54', TO S/L NW, E 585', N 735.90', W 619.75', S 300', W 1452' TO W/L S2 NW, S 25' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
971/261	BARRON, L BRADFORD	10/17/1994	297,850	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	1,800	1,800	11%	198	Assessed	32,696	
Year Frozen	0	Improvements	350,660	295,436		32,498	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	352,460	297,236		32,696	Total Taxable	31,696	
								3,443.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660027385	SENESE, JAMES A &	10	294,419	1000	30,744	3,340.00		
2024	2024-660027385	SENESE, JAMES A &	10	280,174	1000	29,820	3,137.00		
2023	2023-660027385	SENESE, JAMES A &	10	297,516	1000	31,727	3,314.00		
2022	2022-660027385	SENESE, JAMES A &	10	297,507	1000	31,726	3,298.00		
2021	2021-660027385	SENESE, JAMES A &	10	303,979	1000	30,986	3,244.00		
2020	2020-660027385	SENESE, JAMES A &	10	301,982	1000	30,054	3,193.00		
2019	2019-660027385	SENESE, JAMES A &	10	284,635	1000	29,150	3,040.00		
2018	2018-660027385	SENESE, JAMES A &	10	295,472	1000	28,272	3,050.00		
2017	2017-660027385	SENESE, JAMES A &	10	292,450	1000	27,419	3,131.00		
2016	2016-660027385	SENESE, JAMES A &	10	283,772	1000	26,592	2,768.00		
2015	2015-660027385	SENESE, JAMES A &	10	260,952	1000	25,788	2,539.00		
2014	2014-660027385	SENESE, JAMES A &	10	269,164	1000	25,008	2,458.00		
2013	2013-660027385	SENESE, JAMES A &	10	254,070	1000	24,250	2,306.00		



# Rogers

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Date 04/16/2026  
Time 22:55:20  
Page 2

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	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,400 / 4,800
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	87.29	Total Misc Impr	+	33,520			
Roofing Adj	+ 2.83	Garage Cost	+	30,838			
Subfloor Adj	+ 0.00	Total RCN	=	595,286			
Heat/Cool Adj	+ 16.31	Depreciation ( 43%)	-	255,973			
Plumbing Adj	+ 4.18	Lump Sums	+	1,420			
Basement Adj	+ 0.00	RCNLD	=	340,733			
Adj Base Cost	= 110.61	Lot Value	+				
Total Area	x 4,800	Indicated Value	=	340,733			
Adjusted Cost	= 530,928	Value Per SqFt		70.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	340,733		
Lot Value			
Indicated Value	340,733	70.99	Per SqFt
Agland Value	1,800		
Site Improvements	9,927		
Total Value	352,460	73.43	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	66242		800	800	30.37		24,296
PRCH	SLAB PORCH - COVERED	66243		12x5	60	33.00		1,980
WODO	WOOD DECK - OPEN	66244		10x4	40	37.76	6%	1,420



# Rogers

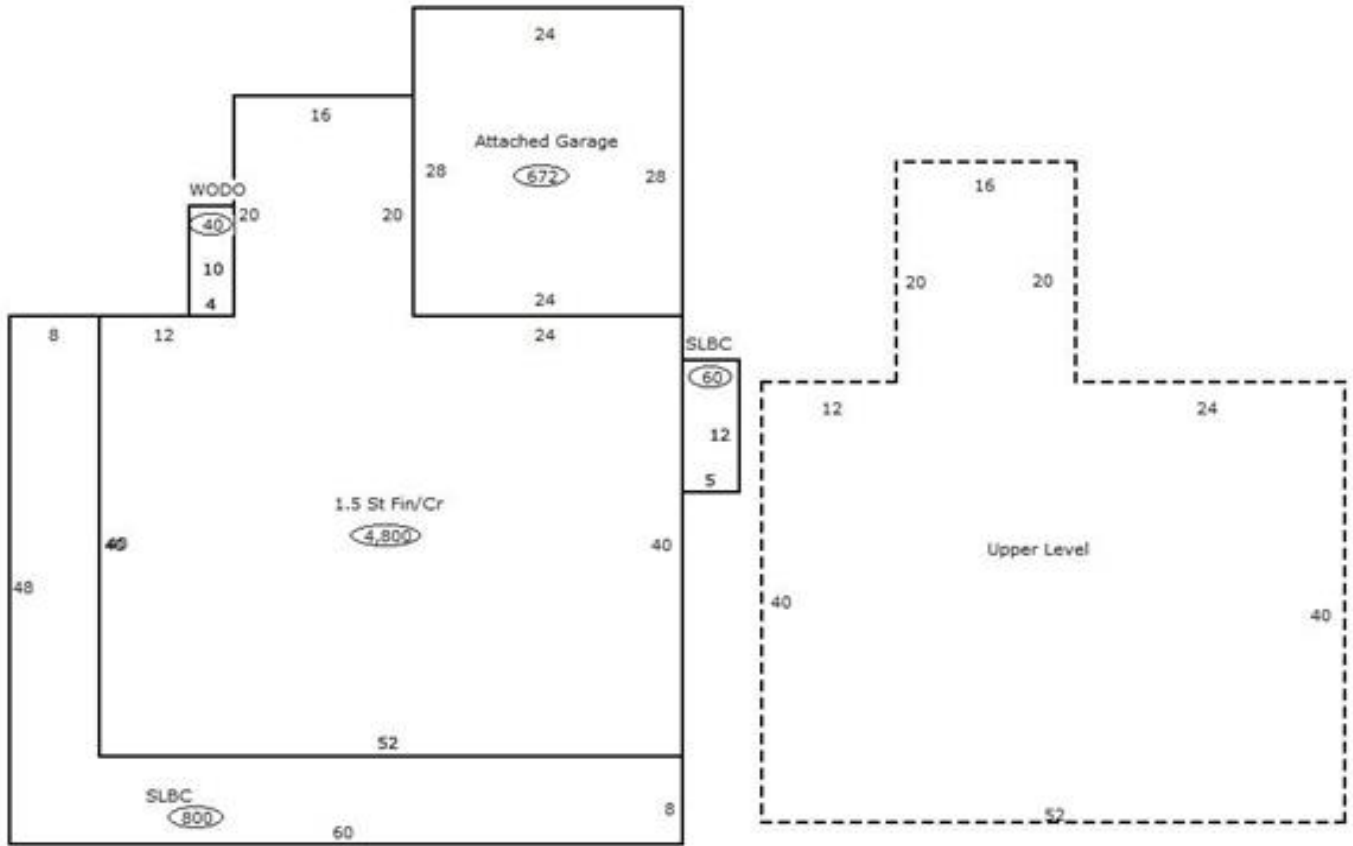
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:55:20  
 Page 3

### Sketch Image

660027385



### 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	2,400	2.000	4,800
2	U	^UL	Overhang	13	Upper Level	2,400	1.000	2,400
3	G	1		13	Attached Garage	672	1.000	672
4	M	PRCH		13	SLBC	800	1.000	800
5	M	PRCH		13	SLBC	60	1.000	60
6	M	WODO		13	WODO	40	1.000	40
<b>Total Building Area</b>						2,400		4,800



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:55:20  
Page 4

660027385

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,728
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.49 x 1,728)		16,399	16,399	8,200	8,199
	LF	LOAFING SHED	0x0x0			288
	Qual	3	Cond 3	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 (4.26 x 288)		1,227	1,227	1,227	
	LF	LOAFING SHED	0x0x0			160
	Qual	3	Cond 3	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 (4.26 x 160)		682	682	682	
	HS	HAY SHED	0x0x0			576
	Qual	3	Cond 3	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 576)		2,696	2,696	2,696	
	DTGF	DETACHED GARAGE FAIR	0x0x0			540
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 540)		8,640	8,640	6,912	1,728



# Rogers

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Date 04/16/2026  
Time 22:55:20  
Page 5

### Agland Inventory

660027385

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	1.000	85	85	85	85
<b>TMBR Totals</b>						1.000			85	85
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	10.210	168	168	1,715	1,715
<b>IMP PST Totals</b>						10.210			1,715	1,715
<b>Total Agland</b>						11.210			1,800	1,800