



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:06
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Assessment Data					Primary Image														
Account 660029437 Parcel ID 000000-00-0-00027-002-0010 Cadastral ID 34-21-15-04290 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 264630 ALLISON, JAMES L & LISA K 7256 E BOLEN RD CLAREMORE OK 74019-0000 Parcel Location Situs 07256 E BOLEN RD Subdivision BATTENFIELD ACRES 4 Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0016. 7/11/2022</p>														
Legal Description Lot/Long: 36.25697132 -95.70194500																			
LOT 10 BLOCK 2 BATTENFIELD ACRES 4					Building Permits <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	1048/477	ROSENCUTTER, TARESA LEA	12/13/1996	82,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0		Land Value 74,367	36,394	11%	4,003	Assessed	16,249	1,692.04										
Year Frozen	0		Improvements 122,693	111,324		12,246	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 197,060	147,718		16,249	Total Taxable	15,249	1,605.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660029437	ALLISON, JAMES L & LISA K			4	190,847	1000	14,776	1,555.00										
2024	2024-660029437	ALLISON, JAMES L & LISA K			4	198,233	1000	14,317	1,383.00										
2023	2023-660029437	ALLISON, JAMES L & LISA K			4	150,097	1000	13,871	1,320.00										
2022	2022-660029437	ALLISON, JAMES L & LISA K			4	131,247	1000	13,437	1,302.00										
2021	2021-660029437	ALLISON, JAMES L & LISA K			4	137,383	1000	14,112	1,331.00										
2020	2020-660029437	ALLISON, JAMES L & LISA K			4	135,302	1000	13,782	1,303.00										
2019	2019-660029437	ALLISON, JAMES L & LISA K			4	130,472	1000	13,352	1,282.00										
2018	2018-660029437	ALLISON, JAMES L & LISA K			4	135,481	1000	13,903	1,336.00										
2017	2017-660029437	ALLISON, JAMES L & LISA K			4	134,403	1000	13,784	1,327.00										
2016	2016-660029437	ALLISON, JAMES L & LISA K			4	131,266	1000	13,439	1,298.00										
2015	2015-660029437	ALLISON, JAMES L & LISA K			4	128,954	1000	13,129	1,279.00										
2014	2014-660029437	ALLISON, JAMES L & LISA K			4	129,906	1000	12,717	1,172.00										
2013	2013-660029437	ALLISON, JAMES L & LISA K			4	124,859	1000	12,318	1,176.00										



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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0085	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	43,930.00 x 1.69 = 74,367	
Factor Value		
Adjustments	1.0000	
Lot Value	74,367	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,476 / 1,476
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,476
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	536 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	164,234	111.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	226,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.48	Total Misc Impr	+	11,472			
Roofing Adj	+ 4.53	Garage Cost	+	14,488			
Subfloor Adj	+ -1.17	Total RCN	=	219,095			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	96,402			
Plumbing Adj	+ 9.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,693			
Adj Base Cost	= 130.85	Lot Value	+	74,367			
Total Area	x 1,476	Indicated Value	=	197,060			
Adjusted Cost	= 193,135	Value Per SqFt		133.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,693		
Lot Value	74,367		
Indicated Value	197,060	133.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	197,060	133.51	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	70527	16x16		256	23.39		5,988
PRCH	SLAB PORCH - COVERED	70528	4x4		16	24.22		388



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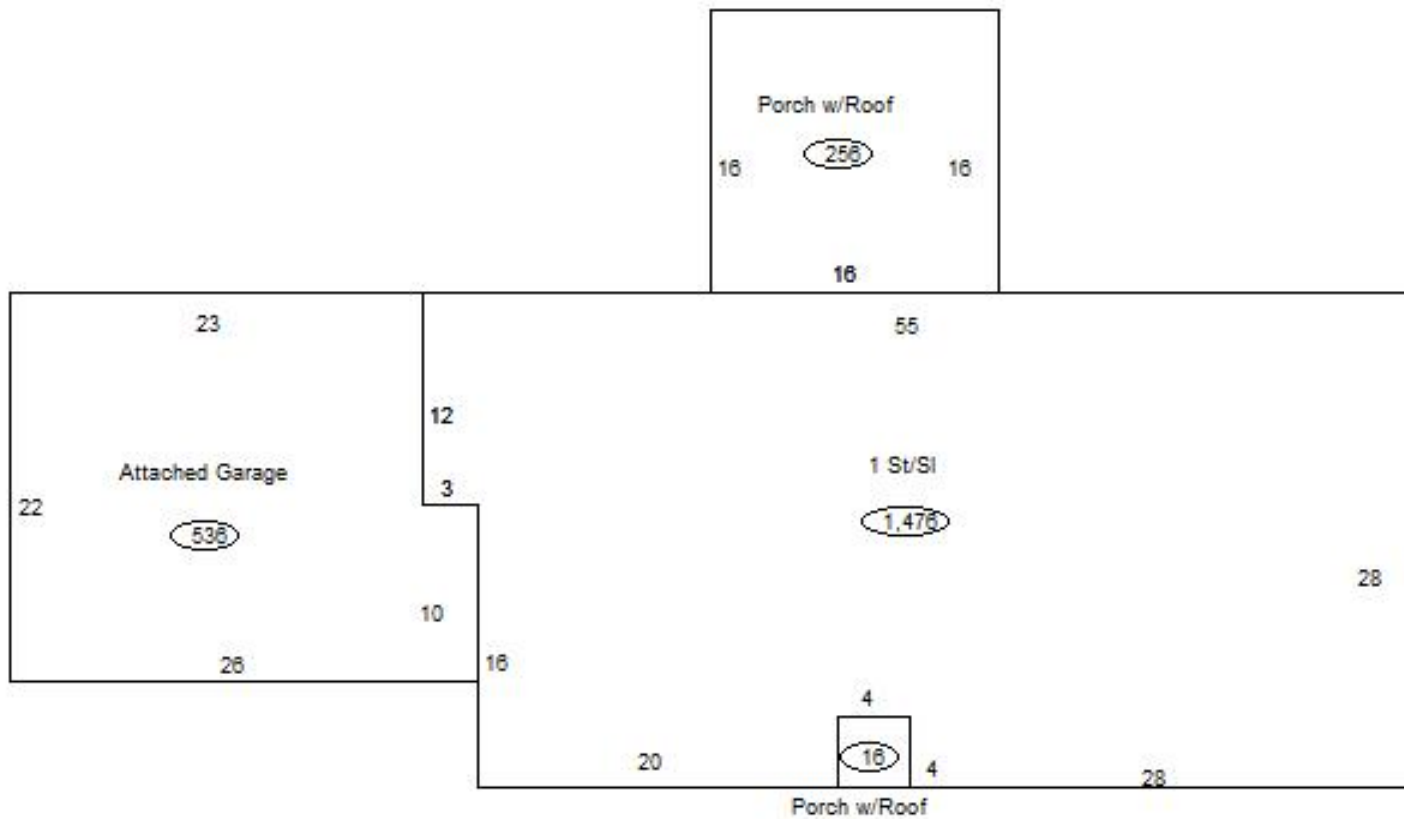
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Sketch Image

660029437



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,476	1.000	1,476
2	G	1		13	Attached Garage	536	1.000	536
3	M	PRCH		13	SLBC	256	1.000	256
4	M	PRCH		13	SLBC	16	1.000	16
Total Building Area						1,476		1,476