



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:28:18
Page 1

Assessment Data					Primary Image								
Account	660031766				<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\110222 (2)\IMG_0010.JPG 11/2/2022</p>								
Parcel ID	21N16E-36-1-00000-000-0000												
Cadastral ID	36-21-16-00900												
Property Type	REAL - Real Property												
Property Class	RA	VI Area 1											
Tax Area	5 - JUSTUS RURAL/NO FIRE												
Name ID	263909												
AMMONS, JAMES & JESSICA													
CO-TRUSTEES													
15853 E 523 RD CLAREMORE OK 74019-0000													
Parcel Location													
Situs	15853 E 523 RD												
Subdivision													
Lot/Block	/	Parcel Size 5 - Acres											
Sec/Twn/Rng	36 / 21 / 16 / 1												
Neighborhood	2116 - UNPLATTED												
School District	S009 - JUSTUS-TIAWAH SCHOOLS												
Legal Description Lat/Long: 36.26339548 -95.54899270													
A TR OF LAND N2 NW NE BEG: 589 .52' E OF NW/C SD N2 NW NE S 332.85' TO A PT E TO THE COR NELY ALG SD N2 NW NE; WHICH PT IS 695.85' E OF POB; W ON N/L TO POB & SE SW SE													
Building Permits													
Number	Description	Opened	Closed	Amount									
5041	STORAGE	08/1998	02/2000										
Exemptions													
Code	Type	Active	Maximum	Exemption	Sale History								
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code				
					1217/949	POWERS, SCOTT	02/29/2000	34,500	Yes				
					1191/643	ROMICK, CHARLES A	04/01/1998	13,000	No				
					1036/468	WILLIFORD, RICHARD A JR	08/20/1996	90,000	Yes				
					761/867			26,000	No				
					832/76			61,000	No				
Parcel Valuation													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax					
Remove Cap	0	Land Value	536	536	11%	59	Assessed	9,759	810.48				
Year Frozen	0	Improvements	103,190	88,182		9,700	Penalty	0					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00				
TIF Project ID	0	Total Value	103,726	88,718		9,759	Total Taxable	8,759	727.00				
Assessment History													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-660031766	AMMONS, JAMES & JESSICA	5	99,451	1000	8,475	704.00						
2024	2024-660031766	AMMONS, JAMES & JESSICA	5	104,989	1000	8,199	684.00						
2023	2023-660031766	AMMONS, JAMES & JESSICA	5	89,553	1000	7,931	660.00						
2022	2022-660031766	AMMONS, JAMES & JESSICA	5	86,643	1000	7,671	638.00						
2021	2021-660031766	AMMONS, JAMES & JESSICA	5	76,532	1000	7,419	629.00						
2020	2020-660031766	AMMONS, JAMES & JESSICA	5	77,573	1000	7,533	638.00						
2019	2019-660031766	AMMONS, JAMES & JESSICA	5	75,784	1000	7,336	635.00						
2018	2018-660031766	AMMONS, JAMES & JESSICA	5	84,634	1000	7,932	688.00						
2017	2017-660031766	AMMONS, JAMES & JESSICA	5	83,711	1000	7,672	626.00						
2016	2016-660031766	AMMONS, JAMES & JESSICA	5	81,561	1000	7,419	633.00						
2015	2015-660031766	AMMONS, JAMES & JESSICA	5	74,307	1000	7,174	606.00						
2014	2014-660031766	AMMONS, JAMES & JESSICA	5	75,044	1000	7,083	608.00						
2013	2013-660031766	AMMONS, JAMES & JESSICA	5	71,343	1000	6,848	597.00						



Rogers

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Date 04/17/2026
Time 11:28:19
Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\110222 (2)\IMG_0010.JPG 11/2/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,554 / 1,554
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,554
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 51

Cost Approach				Manual : 01/2025			
Base Cost	93.36	Total Misc Impr	+ 10,184	Roofing Adj	+ 3.87	Garage Cost	+ 10,991
Subfloor Adj	+ 0.00	Total RCN	= 200,911	Heat/Cool Adj	+ 10.30	Depreciation (60%)	- 120,547
Plumbing Adj	+ 8.13	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 80,364
Adj Base Cost	= 115.66	Lot Value	+ 80,364	Total Area	x 1,554	Indicated Value	= 80,364
		Value Per SqFt	51.71	Adjusted Cost	= 179,736		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	80,364
Lot Value	
Indicated Value	80,364 51.71 Per SqFt
Agland Value	536
Site Improvements	22,826
Total Value	103,726 66.75 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
PATO	SLAB PORCH - OPEN	75813	43x17		731	7.67		5,607



Rogers

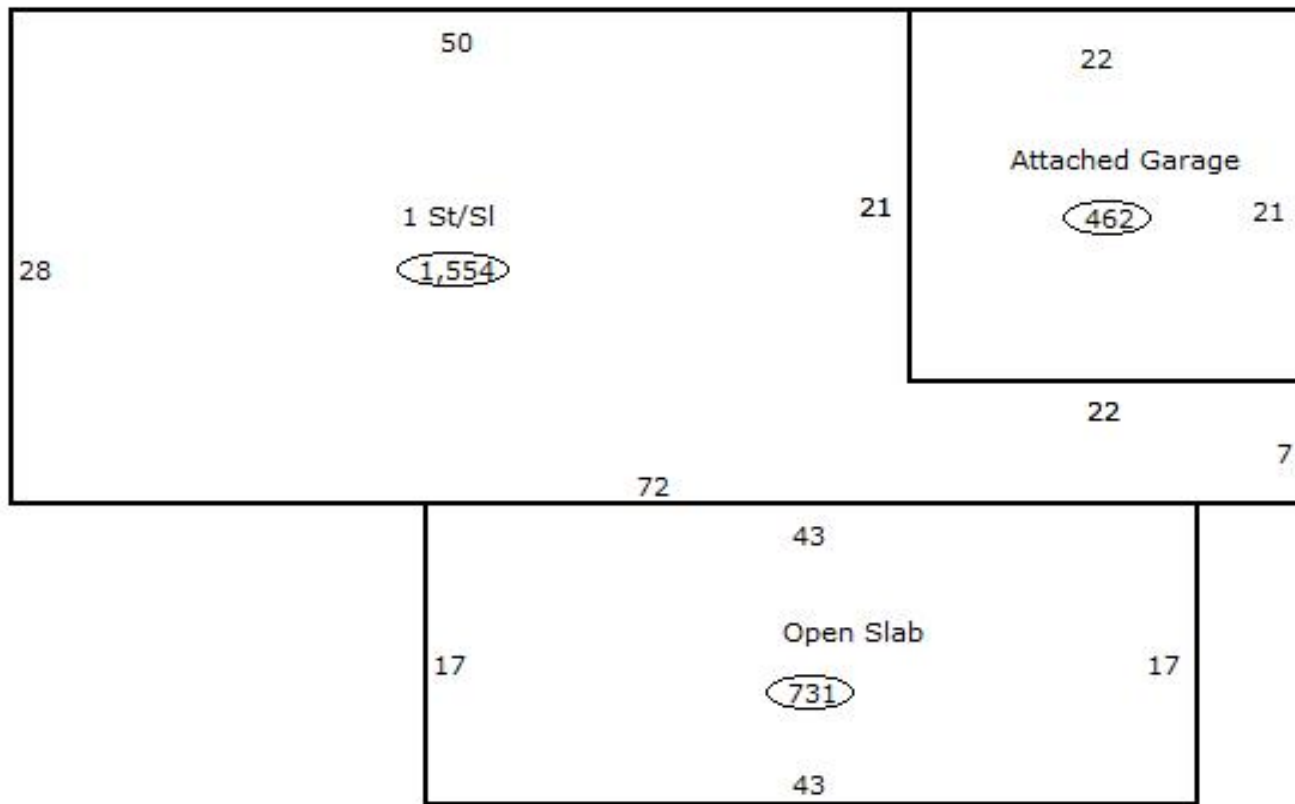
Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
Time 11:28:19
Page 3

Sketch Image

660031766



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,554	1.000	1,554
2	G	1		13	Attached Garage	462	1.000	462
3	M	PATO		13	Open Slab	731	1.000	731
Total Building Area						1,554		1,554



Rogers

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Date 04/17/2026
 Time 11:28:19
 Page 4

660031766

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			750
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary Base Cost (31.28 x 750) 23,460		Modifier Total	RCN 23,460	Depr (40% Phys/ % Func) 9,384	RCNLD 14,076
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (65% Phys/ % Func) 16,250	RCNLD 8,750



Rogers

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Date 04/17/2026
Time 11:28:19
Page 5

Agland Inventory

660031766

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			2.500	92	92	230	230
TMBR Totals						2.500			230	230
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.500	122	122	306	306
NTV PST Totals						2.500			306	306
Total Agland						5.000			536	536