



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 660076880 Parcel ID 000000-00-0-00551-008-0001 Cadastral ID 31-21-15-03890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 345329 CLARK, BILLY GEORGE JR & MARGARET EILEEN 20027 E 75TH ST N OWASSO OK 74055-0000 Parcel Location Situs 20027 E 75TH ST N Subdivision OAKRIDGE AT COOPER RANCH II Lot/Block 0001 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS																																																						
Legal Description Lat/Long: 36.26220621 -95.74848679																																																						
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 colspan="5">LOT 1 BLOCK 8 OAKRIDGE II AT COOPER RANCH</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	LOT 1 BLOCK 8 OAKRIDGE II AT COOPER RANCH																																							
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LOT 1 BLOCK 8 OAKRIDGE II AT COOPER RANCH																																																						
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	HUDSON, STEVEN & EMILIA	09/17/2024	637,500	YES																																													
H	Homestead	No	1,000		/	YOUNG, FERN MARIE	09/07/2021	570,000	YES																																													
					1988/847	MYERS, WILLIAM M &	10/29/2008	499,000	YES																																													
					1300/307	KOURTIS PROPERIES-COOPER-RAN	06/28/2001	54,900	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>103.438</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>156,719</td> <td>156,719</td> <td>11%</td> <td>17,239</td> <td>Assessed</td> <td>72,133 7,461.29</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>499,038</td> <td>499,038</td> <td></td> <td>54,894</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>655,757</td> <td>655,757</td> <td></td> <td>72,133</td> <td>Total Taxable</td> <td>71,133 7,369.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	Remove Cap	2025	Land Value	156,719	156,719	11%	17,239	Assessed	72,133 7,461.29	Year Frozen	0	Improvements	499,038	499,038		54,894	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	655,757	655,757		72,133	Total Taxable	71,133 7,369.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660076880	CLARK, BILLY GEORGE JR &	23	637,500	1000	69,125	7,161.00																																															
2024	2024-660076880	CLARK, BILLY GEORGE JR &	7	634,072	0	65,836	7,265.00																																															
2023	2023-660076880	HUDSON, STEVEN & EMILIA	7	570,000	0	62,700	6,771.00																																															
2022	2022-660076880	HUDSON, STEVEN & EMILIA	7	570,000	0	62,700	7,038.00																																															
2021	2021-660076880	YOUNG, FERN MARIE	7	607,637	1000	65,664	7,304.00																																															
2020	2020-660076880	YOUNG, FERN MARIE	7	602,803	1000	63,722	7,080.00																																															
2019	2019-660076880	YOUNG, FERN MARIE	7	571,247	1000	61,837	6,875.00																																															
2018	2018-660076880	YOUNG, FERN MARIE	7	588,029	1000	63,683	6,852.00																																															
2017	2017-660076880	YOUNG, FERN MARIE	7	581,886	1000	61,937	6,725.00																																															
2016	2016-660076880	YOUNG, FERN MARIE	7	566,646	1000	60,104	6,532.00																																															
2015	2015-660076880	YOUNG, FERN MARIE	7	548,337	1000	58,324	6,378.00																																															
2014	2014-660076880	YOUNG, FERN MARIE	7	558,381	1000	56,596	6,239.00																																															
2013	2013-660076880	YOUNG, FERN MARIE	7	521,550	1000	54,919	5,944.00																																															



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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0844	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,236.00 x 2.80 = 132,206	
Factor Value		
Adjustments	1.1854	
Lot Value	156,719	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,021 / 3,737
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,021
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18

\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0014. 7/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	604,575	161.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	666,760		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.92	Total Misc Impr	+	25,967			
Roofing Adj	+ 3.69	Garage Cost	+	30,672			
Subfloor Adj	+ -2.50	Total RCN	=	569,281			
Heat/Cool Adj	+ 18.45	Depreciation (20%)	-	113,856			
Plumbing Adj	+ 7.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	455,425			
Adj Base Cost	= 137.18	Lot Value	+	156,719			
Total Area	x 3,737	Indicated Value	=	612,144			
Adjusted Cost	= 512,642	Value Per SqFt		163.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	455,425		
Lot Value	156,719		
Indicated Value	612,144	163.81	Per SqFt
Agland Value			
Site Improvements	43,613		
Total Value	655,757	175.48	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	91781	26x10		260	36.07		9,378
PRCH	SLAB PORCH - COVERED	91782	232		232	36.17		8,391



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (27.24 x 720)	19,613		19,613	19,613
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)
		Base Cost (30,000.00 x 1)	30,000		30,000	24,000