



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 660077444 Parcel ID 000000-00-0-70323-001-0006 Cadastral ID 32-23-17-07700 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 335009 COOK, JAMES & JENNIFER 17420 E OAK AVE CLAREMORE OK 74017-0000 Parcel Location Situs 17420 E OAK AVE Subdivision FOYIL MEADOWS II Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 23 / 17 / 5 Neighborhood 1033 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-06\IMG_000 11/20/2020</p>														
Legal Description Lat/Long: 36.43104404 -95.51873683																			
LOT 6 BLOCK 1 FOYIL MEADOWS II					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	/	ALLENSWORTH, MELISSA	06/24/2021	158,000	YES										
H	Homestead	No	1,000		/	MIDFIRST BANK	04/15/2020	41,500	3										
					/	BYRD, WILLIAM H	03/11/2020	0	10										
					1388/634	FOYIL MEADOWS LLC	06/27/2002	17,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax										
Remove Cap	2022		Land Value	25,166	25,166	11%	Assessed	17,424	1,771.32										
Year Frozen	0		Improvements	133,235	133,235		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-88.00										
TIF Project ID	0		Total Value	158,401	158,401		Total Taxable	16,424	1,683.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660077444	COOK, JAMES & JENNIFER			33	163,166	1000	16,948	1,736.00										
2024	2024-660077444	COOK, JAMES & JENNIFER			33	163,166	1000	16,901	1,775.00										
2023	2023-660077444	COOK, JAMES & JENNIFER			33	158,000	1000	16,380	1,721.00										
2022	2022-660077444	COOK, JAMES & JENNIFER			33	158,000	1000	16,380	1,728.00										
2021	2021-660077444	COOK, JAMES & JENNIFER			33	92,345	0	10,158	1,035.00										
2020	2020-660077444	ALLENSWORTH, MELISSA			33	83,325	1000	7,750	837.00										
2019	2019-660077444	BYRD, WILLIAM H			33	80,824	1000	7,495	813.00										
2018	2018-660077444	BYRD, WILLIAM H			33	83,861	1000	7,248	771.00										
2017	2017-660077444	BYRD, WILLIAM H			33	83,112	1000	7,008	750.00										
2016	2016-660077444	BYRD, WILLIAM H			33	75,798	1000	6,774	749.00										
2015	2015-660077444	BYRD, WILLIAM H			33	74,544	1000	6,548	719.00										
2014	2014-660077444	BYRD, WILLIAM H			33	76,891	1000	6,328	685.00										
2013	2013-660077444	BYRD, WILLIAM H			33	79,368	1000	6,115	647.00										



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Lot Data	Square-Foot - NBHD 1033 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3109 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 57,102.00 x .44 = 25,166 Factor Value Adjustments 1.0000 Lot Value 25,166		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 25,166				
Total Area	x	Indicated Value	= 25,166				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	25,166		
Indicated Value	25,166	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	25,166	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x6	Plank	Formed Metal	160
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (20.24 x 160)		3,238		3,238		3,238
	SHDS	Shed - Small	10x16x6	Plank	Formed Metal	160
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (20.24 x 160)		3,238		3,238		3,238



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-06\IMG_000 11/20/2020</p>

Residential Data	
Type	6 Mobile Home 80 x 28
Condition	4 - Good
Quality	4.5 - Good
Architecture	2DW EXCP DWIDE MH - GOOD
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,240 / 2,240
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 14

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	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	78.90	Total Misc Impr	+ 14,995				
Roofing Adj	+ 3.58	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 222,016				
Heat/Cool Adj	+ 2.87	Depreciation (44%)	- 97,687				
Plumbing Adj	+ 7.07	Lump Sums	+ 8,906				
Basement Adj	+ 0.00	RCNLD	= 133,235				
Adj Base Cost	= 92.42	Lot Value	+				
Total Area	x 2,240	Indicated Value	= 133,235				
Adjusted Cost	= 207,021	Value Per SqFt	59.48				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	133,235
Lot Value	
Indicated Value	133,235 59.48 Per SqFt
Agland Value	
Site Improvements	
Total Value	133,235 59.48 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	148010	28x16		448	22.50	50%	5,040
WODO	WOOD DECK - OPEN	148011	10x8		80	37.27	50%	1,491
WODO	WOOD DECK - OPEN	148012	18x8		144	32.98	50%	2,375
FPPF	Fireplace - Prefabricated			1	1	7,141.75		7,142
SOLP	Solar Panels			18	18	436.28		7,853



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Double Wide	2,240	1.000	2,240
2	M	WODO		13	WODO	448	1.000	448
3	M	WODO		13	WODO	80	1.000	80
4	M	WODO		13	WODO	144	1.000	144
Total Building Area						2,240		2,240