



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:02:52
 Page 1

Assessment Data					Primary Image				
Account 660087542 Parcel ID 000000-00-0-00389-001-0011 Cadastral ID 23-22-17-03021 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 311290 POWELL, JAMES F JR & SHERYL A 16651 HUBBARD RD CLAREMORE OK 74017-0000 Parcel Location Situs 16552 NEEL DR Subdivision HUBB NEEL II Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 22 / 17 / 5 Neighborhood 1015 - R-V02-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					No Image On File				
Legal Description			Lat/Long:		Building Permits				
HUBB NEEL ADDITION II LOT 11 BLOCK 1					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2373/872	HATCHER, BARBARA M	12/13/2013	24,500	YES
					2254/36	HUBBARD FAMILY TRUST	06/26/2012	23,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2014	Land Value 32,102	28,361	11%	3,120	Assessed	3,120	306.76	
Year Frozen	0	Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 32,102	28,361		3,120	Total Taxable	3,120	307.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660087542	POWELL, JAMES F JR & SHERYL A	94	32,102	0	2,971	292.00		
2024	2024-660087542	POWELL, JAMES F JR & SHERYL A	94	32,102	0	2,830	296.00		
2023	2023-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	288.00		
2022	2022-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	290.00		
2021	2021-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	281.00		
2020	2020-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	280.00		
2019	2019-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	276.00		
2018	2018-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	279.00		
2017	2017-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	276.00		
2016	2016-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	274.00		
2015	2015-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	280.00		
2014	2014-660087542	POWELL, JAMES F JR & SHERYL A	94	24,500	0	2,695	276.00		
2013	2013-660087542	HATCHER, BARBARA M	94	24,500	0	2,695	272.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:02:52
 Page 2

Lot Data		Square-Foot - NBHD 1015 #1		Primary Image				
Lot Size	250 x 500							
Lot Count								
Units Buildable	1							
Non-Ag Acres								
Topography	ROLLING							
Street Access	GRAVEL							
Utilities	WATER/ELEC							
Amenities	LAND QUALITY							0
								0
Method	Square-Foot							
Base Lot Value	125,000.00 x .26 = 32,102							
Factor Value								
Adjustments	1.0000							
Lot Value	32,102							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/	GRM Approach						
Style		GRM Code						
HVAC		Gross Rent 0.00						
Roof Cover		Indicated Value						
Area on Slab		Multiple Regression						
Fixture/RghIn	/	MRA Code						
Bed/F/H Bath	/ /	Adusted R						
Basement Area		Indicated Value						
Garage Type		Direct Comparables						
Remodel		Selection Model A Adam Test						
Year/Eff Age	/	Adjustment Model 1 2022 Residential						
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	32,102				
Total Area	x	Indicated Value	=	32,102				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value		32,102						
Indicated Value		32,102		0.00	Per SqFt			
Agland Value								
Site Improvements								
Total Value		32,102		0.00	Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value