



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:10:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660089999 Parcel ID 000000-00-0-10487-005-0001 Cadastral ID 07-21-16-13421 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 336969 SIMMONS, RACHEL FAYE VIOLA 2807 VILLAGE CT CLAREMORE OK 74017-0000 Parcel Location Situs 02807 VILLAGE CT Subdivision WESTWOOD VILLAS II Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30961335 -95.64572917																																																																																																																									
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>MONTGOMERY, JENNIFER J &</td> <td>12/08/2021</td> <td>164,000</td> <td>YES</td> </tr> <tr> <td>1898/465</td> <td>RAUSCH COLEMAN HOMES OF</td> <td>09/10/2007</td> <td>112,900</td> <td>YES</td> </tr> <tr> <td>1879/609</td> <td>RAUSCH COLEMAN HOMES OF</td> <td>06/27/2007</td> <td>0</td> <td>11</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	MONTGOMERY, JENNIFER J &	12/08/2021	164,000	YES	1898/465	RAUSCH COLEMAN HOMES OF	09/10/2007	112,900	YES	1879/609	RAUSCH COLEMAN HOMES OF	06/27/2007	0	11																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	MONTGOMERY, JENNIFER J &	12/08/2021	164,000	YES																																																																																																																					
1898/465	RAUSCH COLEMAN HOMES OF	09/10/2007	112,900	YES																																																																																																																					
1879/609	RAUSCH COLEMAN HOMES OF	06/27/2007	0	11																																																																																																																					
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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>37,757</td> <td>30,661</td> <td>11%</td> <td>3,373</td> <td>Assessed</td> <td>19,713</td> <td>1,822.07</td> </tr> <tr> <td>Year Frozen</td> <td>2008</td> <td>Improvements</td> <td>150,032</td> <td>148,545</td> <td></td> <td>16,340</td> <td>Penalty</td> <td>0</td> <td></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</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>187,789</td> <td>179,206</td> <td></td> <td>19,713</td> <td>Total Taxable</td> <td>18,713</td> <td>1,730.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2022	Land Value	37,757	30,661	11%	3,373	Assessed	19,713	1,822.07	Year Frozen	2008	Improvements	150,032	148,545		16,340	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value	187,789	179,206		19,713	Total Taxable	18,713	1,730.00																																																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	2022	Land Value	37,757	30,661	11%	3,373	Assessed	19,713	1,822.07																																																																																																																
Year Frozen	2008	Improvements	150,032	148,545		16,340	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00																																																																																																																
TIF Project ID	0	Total Value	187,789	179,206		19,713	Total Taxable	18,713	1,730.00																																																																																																																
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660089999</td><td>SIMMONS, RACHEL FAYE VIOLA</td><td>17</td><td>181,976</td><td>1000</td><td>18,138</td><td>1,676.00</td></tr> <tr><td>2024</td><td>2024-660089999</td><td>SIMMONS, RACHEL FAYE VIOLA</td><td>17</td><td>192,580</td><td>1000</td><td>17,582</td><td>1,625.00</td></tr> <tr><td>2023</td><td>2023-660089999</td><td>SIMMONS, RACHEL FAYE VIOLA</td><td>17</td><td>164,000</td><td>1000</td><td>17,040</td><td>1,561.00</td></tr> <tr><td>2022</td><td>2022-660089999</td><td>SIMMONS, RACHEL FAYE VIOLA</td><td>17</td><td>164,000</td><td>1000</td><td>17,040</td><td>1,577.00</td></tr> <tr><td>2021</td><td>2021-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>135,026</td><td>1000</td><td>11,443</td><td>1,010.00</td></tr> <tr><td>2020</td><td>2020-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>127,934</td><td>1000</td><td>11,443</td><td>1,048.00</td></tr> <tr><td>2019</td><td>2019-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>122,797</td><td>1000</td><td>11,443</td><td>1,060.00</td></tr> <tr><td>2018</td><td>2018-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>126,157</td><td>1000</td><td>11,443</td><td>1,057.00</td></tr> <tr><td>2017</td><td>2017-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>125,145</td><td>1000</td><td>11,443</td><td>1,051.00</td></tr> <tr><td>2016</td><td>2016-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>121,964</td><td>1000</td><td>11,442</td><td>1,074.00</td></tr> <tr><td>2015</td><td>2015-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>119,178</td><td>1000</td><td>11,443</td><td>1,032.00</td></tr> <tr><td>2014</td><td>2014-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>120,143</td><td>1000</td><td>11,442</td><td>1,061.00</td></tr> <tr><td>2013</td><td>2013-660089999</td><td>WATERS, ANITA J & JENNIFER</td><td>17</td><td>113,116</td><td>1000</td><td>11,443</td><td>1,047.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660089999	SIMMONS, RACHEL FAYE VIOLA	17	181,976	1000	18,138	1,676.00	2024	2024-660089999	SIMMONS, RACHEL FAYE VIOLA	17	192,580	1000	17,582	1,625.00	2023	2023-660089999	SIMMONS, RACHEL FAYE VIOLA	17	164,000	1000	17,040	1,561.00	2022	2022-660089999	SIMMONS, RACHEL FAYE VIOLA	17	164,000	1000	17,040	1,577.00	2021	2021-660089999	WATERS, ANITA J & JENNIFER	17	135,026	1000	11,443	1,010.00	2020	2020-660089999	WATERS, ANITA J & JENNIFER	17	127,934	1000	11,443	1,048.00	2019	2019-660089999	WATERS, ANITA J & JENNIFER	17	122,797	1000	11,443	1,060.00	2018	2018-660089999	WATERS, ANITA J & JENNIFER	17	126,157	1000	11,443	1,057.00	2017	2017-660089999	WATERS, ANITA J & JENNIFER	17	125,145	1000	11,443	1,051.00	2016	2016-660089999	WATERS, ANITA J & JENNIFER	17	121,964	1000	11,442	1,074.00	2015	2015-660089999	WATERS, ANITA J & JENNIFER	17	119,178	1000	11,443	1,032.00	2014	2014-660089999	WATERS, ANITA J & JENNIFER	17	120,143	1000	11,442	1,061.00	2013	2013-660089999	WATERS, ANITA J & JENNIFER	17	113,116	1000	11,443	1,047.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660089999	SIMMONS, RACHEL FAYE VIOLA	17	181,976	1000	18,138	1,676.00																																																																																																																		
2024	2024-660089999	SIMMONS, RACHEL FAYE VIOLA	17	192,580	1000	17,582	1,625.00																																																																																																																		
2023	2023-660089999	SIMMONS, RACHEL FAYE VIOLA	17	164,000	1000	17,040	1,561.00																																																																																																																		
2022	2022-660089999	SIMMONS, RACHEL FAYE VIOLA	17	164,000	1000	17,040	1,577.00																																																																																																																		
2021	2021-660089999	WATERS, ANITA J & JENNIFER	17	135,026	1000	11,443	1,010.00																																																																																																																		
2020	2020-660089999	WATERS, ANITA J & JENNIFER	17	127,934	1000	11,443	1,048.00																																																																																																																		
2019	2019-660089999	WATERS, ANITA J & JENNIFER	17	122,797	1000	11,443	1,060.00																																																																																																																		
2018	2018-660089999	WATERS, ANITA J & JENNIFER	17	126,157	1000	11,443	1,057.00																																																																																																																		
2017	2017-660089999	WATERS, ANITA J & JENNIFER	17	125,145	1000	11,443	1,051.00																																																																																																																		
2016	2016-660089999	WATERS, ANITA J & JENNIFER	17	121,964	1000	11,442	1,074.00																																																																																																																		
2015	2015-660089999	WATERS, ANITA J & JENNIFER	17	119,178	1000	11,443	1,032.00																																																																																																																		
2014	2014-660089999	WATERS, ANITA J & JENNIFER	17	120,143	1000	11,442	1,061.00																																																																																																																		
2013	2013-660089999	WATERS, ANITA J & JENNIFER	17	113,116	1000	11,443	1,047.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:10:32
 Page 2

Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	0.47	
Non-Ag Acres	0.2089	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,098.00 x 4.15 = 37,757	
Factor Value		
Adjustments	1.0000	
Lot Value	37,757	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,279 / 1,279
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,279
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	175,725	137.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	186,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.75	Total Misc Impr	+	1,540			
Roofing Adj	+ 4.67	Garage Cost	+	12,487			
Subfloor Adj	+ -1.21	Total RCN	=	178,609			
Heat/Cool Adj	+ 11.47	Depreciation (16%)	-	28,577			
Plumbing Adj	+ 11.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	150,032			
Adj Base Cost	= 128.68	Lot Value	+	37,757			
Total Area	x 1,279	Indicated Value	=	187,789			
Adjusted Cost	= 164,582	Value Per SqFt		146.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,032		
Lot Value	37,757		
Indicated Value	187,789	146.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,789	146.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	109735	16x4		64	24.07		1,540



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 07:10:32

Page 3

Sketch Image

660089999



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,279	1.000	1,279
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						1,279		1,279



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:10:32
Page 4

Outbuildings/Site Improvements

660089999

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				