



# 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	660091200										
Parcel ID	22N16E-30-1-00000-000-0000										
Cadastral ID	30-22-16-01730										
Property Type	REAL - Real Property										
Property Class	RA	VI Area 1									
Tax Area	10 - OOLOGAH RURAL/NW FIRE										
Name ID	349308										
POTES, MATTHEW & TINA BAILEY											
10520 E 450 RD CLAREMORE OK 74017-0000											
Parcel Location											
Situs	10520 E 450 RD										
Subdivision											
Lot/Block	0000 / 0000	Parcel Size 2.62 - Acres									
Sec/Twn/Rng	30 / 22 / 16 / 1										
Neighborhood	2116 - UNPLATTED										
School District	S004 - OOLOGAH SCHOOLS										
Legal Description Lat/Long: 36.36330541 -95.64122896											
TR DESC 2024-006872 AS BEG NW/C NE; N88.2340E 30'; S01.2925E 681.79'; N88.2340E 315.02'; S01.2925E 271.99'; S88.2340W 345.02'; N01 2925W ALONG W LN N2 NE 953.78' TO POB.											
Building Permits											
Number	Description	Opened	Closed	Amount							
R21	R23- ADDTL SFR/BARN	04/2021	04/2023								
R10	R10-POSSIBLE IMP/SPLIT	10/2008	05/2009								
Exemptions											
Code	Type	Active	Maximum	Exemption	Sale History						
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code		
					/	BOYD, JAMES C REVOCABLE TRUST	02/02/2026	440,000	21		
					/	BOYD, JAMES C REVOCABLE TRUST	05/30/2024	0	4		
					/	BOYD, JAMES C REVOCABLE TRUST	05/30/2024	0	11		
					2724/53	BOYD, JAMES CARL	05/16/2018	0	WB		
					1958/868	BOYD, JAMES CARL &	06/02/2008	0	11		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax		
Remove Cap	2027	Land Value	440	440	11%	48	Assessed	31,470	3,404.47		
Year Frozen	0	Improvements	297,504	285,651		31,422	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00		
TIF Project ID	0	Total Value	297,944	286,091		31,470	Total Taxable	30,470	3,310.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660091200	BOYD, JAMES C REVOCABLE TRUST			10	277,759	1000	29,553	3,211.00		
2024	2024-660091200	BOYD, JAMES C REVOCABLE TRUST			10	297,385	1000	29,927	3,148.00		
2023	2023-660091200	BOYD, JAMES CARL			10	26,584	1000	662	83.00		
2022	2022-660091200	BOYD, JAMES CARL			10	23,929	0	1,613	167.00		
2021	2021-660091200	BOYD, JAMES CARL			10	14,242	0	1,566	163.00		
2020	2020-660091200	BOYD, JAMES CARL			10	14,206	0	1,562	165.00		
2019	2019-660091200	BOYD, JAMES CARL			10	14,098	0	1,551	161.00		
2018	2018-660091200	BOYD, JAMES CARL			10	14,206	0	1,562	168.00		
2017	2017-660091200	BOYD, JAMES CARL &			10	14,134	0	1,555	176.00		
2016	2016-660091200	BOYD, JAMES CARL &			10	14,134	0	1,555	161.00		
2015	2015-660091200	BOYD, JAMES CARL &			10	13,858	0	1,524	150.00		
2014	2014-660091200	BOYD, JAMES CARL &			10	14,134	0	1,555	152.00		
2013	2013-660091200	BOYD, JAMES CARL &			10	14,134	0	1,555	147.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Metal
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,100
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

Cost Approach		Manual : 01/2025	
Base Cost	86.83	Total Misc Impr	+ 23,106
Roofing Adj	+ 4.63	Garage Cost	+ 19,192
Subfloor Adj	+ -1.06	Total RCN	= 269,098
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 5,382
Plumbing Adj	+ 6.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 263,716
Adj Base Cost	= 108.00	Lot Value	+ 263,716
Total Area	x 2,100	Indicated Value	= 263,716
Adjusted Cost	= 226,800	Value Per SqFt	125.58

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	263,716		
Lot Value			
Indicated Value	263,716	125.58	Per SqFt
Agland Value	440		
Site Improvements	33,788		
Total Value	297,944	141.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156788	416		416	23.02		9,576
PRCH	Slab Porch - Covered	156789	60x10		600	22.55		13,530



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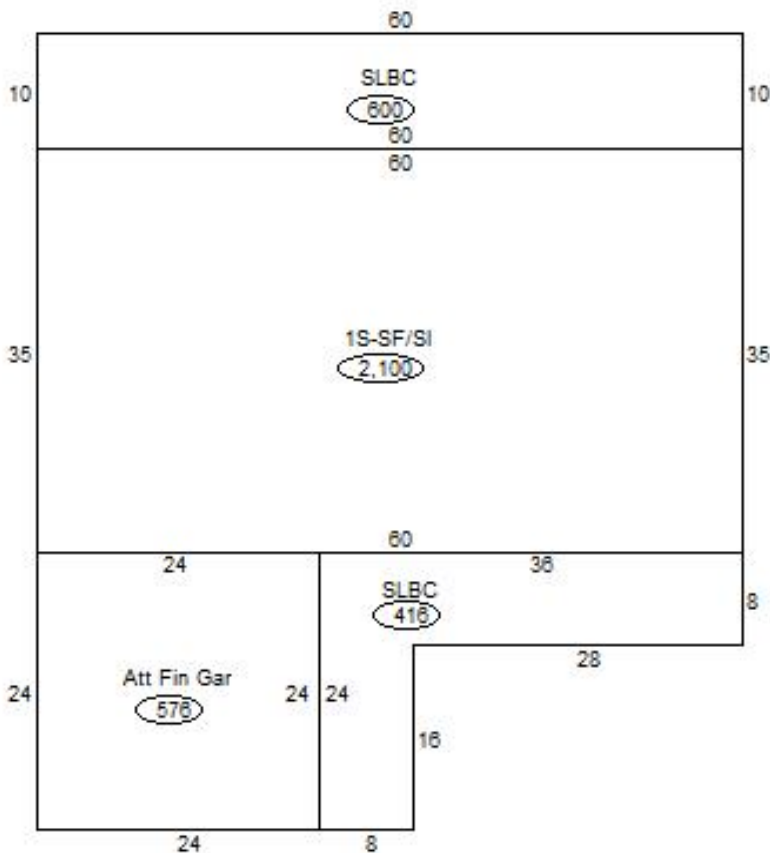
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,100	1.000	2,100
2	G	5		20	Att Fin Gar	576	1.000	576
3	M	PRCH		20	SLBC	416	1.000	416
4	M	PRCH		20	SLBC	600	1.000	600
<b>Total Building Area</b>						<b>2,100</b>		<b>2,100</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2010	Eff Age	12	
	<b>Valuation Summary</b> Base Cost (28.71 x 1,500) 43,065		<b>Modifier Total</b>	<b>RCN</b> 43,065	<b>Depr (25% Phys/ % Func)</b> 10,766	<b>RCNLD</b> 32,299
	LT	LEAN-TO	0x0x0			600
	Qual 3	Cond 3	Year 2010	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 600) 1,752		<b>Modifier Total</b>	<b>RCN</b> 1,752	<b>Depr (15% Phys/ % Func)</b> 263	<b>RCNLD</b> 1,489



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.620	168	168	440	440
<b>IMP PST Totals</b>						2.620			440	440
<b>Total Agland</b>						2.620			440	440