



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:21:54
Page 1

Assessment Data					Primary Image									
Account	660092566													
Parcel ID	23N17E-33-1-00000-000-0000													
Cadastral ID	33-23-17-01520													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	70 - FOYIL RURAL/FOYIL FIRE													
Name ID	302524													
ROBERTS, JAMES ERIC &														
NICOLE														
12482 S 4220 RD														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	12482 S 4220 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	33 / 23 / 17 / 1													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S007 - FOYIL SCHOOLS													
Legal Description														
Lat/Long: 36.43322397 -95.49175764														
N2 SE NE.														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	0	Land Value	1,260	1,260	11%	139	Assessed	20,707	2,105.07					
Year Frozen	0	Improvements	218,326	186,986		20,568	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	219,586	188,246		20,707	Total Taxable	19,707	2,016.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660092566	ROBERTS, JAMES ERIC &	70	212,955	1000	19,104	1,955.00							
2024	2024-660092566	ROBERTS, JAMES ERIC &	70	220,041	1000	18,519	1,944.00							
2023	2023-660092566	ROBERTS, JAMES ERIC &	70	186,777	1000	17,950	1,885.00							
2022	2022-660092566	ROBERTS, JAMES ERIC &	70	185,097	1000	17,399	1,835.00							
2021	2021-660092566	ROBERTS, JAMES ERIC &	70	164,988	1000	16,863	1,733.00							
2020	2020-660092566	ROBERTS, JAMES ERIC &	70	157,656	1000	16,343	1,747.00							
2019	2019-660092566	ROBERTS, JAMES ERIC &	70	153,214	1000	15,854	1,700.00							
2018	2018-660092566	ROBERTS, JAMES ERIC &	70	158,019	1000	16,346	1,720.00							
2017	2017-660092566	ROBERTS, JAMES ERIC &	70	156,537	1000	15,841	1,672.00							
2016	2016-660092566	ROBERTS, JAMES ERIC &	70	151,883	1000	15,350	1,677.00							
2015	2015-660092566	ROBERTS, JAMES ERIC &	70	146,293	1000	14,874	1,612.00							
2014	2014-660092566	ROBERTS, JAMES ERIC &	70	147,658	1000	14,412	1,539.00							
2013	2013-660092566	ROBERTS, JAMES ERIC &	70	136,125	1000	13,963	1,458.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:21:54
Page 2

Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-20\IMG_004 12/2/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,768 / 1,768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,768
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 13

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	194,985 110.29 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	214,470
Lot Value	
Indicated Value	214,470 121.31 Per SqFt
Agland Value	1,260
Site Improvements	3,856
Total Value	219,586 124.20 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.91	Total Misc Impr	+	18,401
Roofing Adj	+ 4.50	Garage Cost	+	
Subfloor Adj	+ -2.19	Total RCN	=	242,283
Heat/Cool Adj	+ 12.64	Depreciation (13%)	-	31,497
Plumbing Adj	+ 8.77	Lump Sums	+	3,684
Basement Adj	+ 0.00	RCNLD	=	214,470
Adj Base Cost	= 126.63	Lot Value	+	
Total Area	x 1,768	Indicated Value	=	214,470
Adjusted Cost	= 223,882	Value Per SqFt		121.31

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112081	68x8		544	25.29		13,758
PRCH	SLAB PORCH - COVERED	112082	22x8		176	26.38		4,643
WODO	WOOD DECK - OPEN	148048	22x8		176	23.26	10%	3,684



Rogers

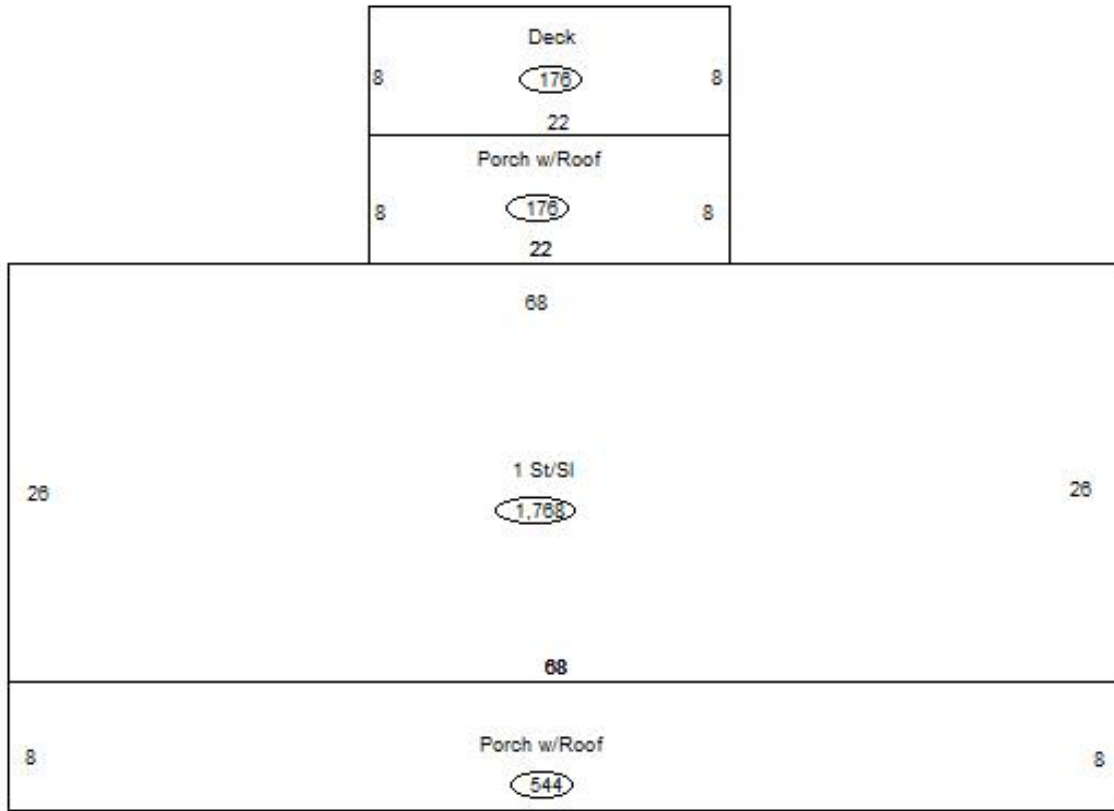
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:21:54
 Page 3

Sketch Image

660092566



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,768	1.000	1,768
2	M	PRCH		13	SLBC	544	1.000	544
3	M	PRCH		13	SLBC	176	1.000	176
4	M	WODO		13	WODO	176	1.000	176
Total Building Area						1,768		1,768



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:21:54
 Page 4

660092566

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (25.00 x 144)		3,600		3,600	3,600
	SHDS	Shed - Small	16x20x8	Dirt	Formed Metal	320
	Qual	3.5	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	
	Base Cost (16.70 x 320)		5,344		5,344	2,458 2,886
	LNT0	LEAN-TO	12x20x8	Dirt	Formed Metal	240
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
	Base Cost (8.42 x 240)		2,021		2,021	1,051 970



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:21:54
Page 5

Agland Inventory

660092566

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			20.000	63	63	1,260	1,260
TMBR Totals						20.000			1,260	1,260
Total Agland						20.000			1,260	1,260