



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:44:24
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Assessment Data					Primary Image				
Account	660096281								
Parcel ID	21N16E-30-2-10550-001-0003								
Cadastral ID	30-21-16-11410								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	318720								
WATKINS, JAMES									
23038 S JEWELL DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23038 S JEWELL DR								
Subdivision	KING RIDGE								
Lot/Block	0003 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27776644 -95.64735381									
KING RIDGE BLOCK 1 LOT 3									
Building Permits									
Number	Description	Opened	Closed	Amount					
R15-27	R16-NEW 1549 SQ FT SFR	07/2015	10/2015	90,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2562/52	RC VERDIGRIS LLC	06/29/2016	151,500	YES					
2395/704	RC VERDIGRIS LAND, LLC	04/02/2014	936,000	5					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2017	Land Value	44,524	29,148	11%	3,206	Assessed	17,017 1,857.78	
Year Frozen	2017	Improvements	191,779	125,550		13,811	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	236,303	154,698		17,017	Total Taxable	16,017 1,766.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096281	WATKINS, JAMES	85	230,621	1000	16,017	1,765.00		
2024	2024-660096281	WATKINS, JAMES	85	223,240	1000	16,017	1,655.00		
2023	2023-660096281	WATKINS, JAMES	85	198,839	1000	16,017	1,642.00		
2022	2022-660096281	WATKINS, JAMES	85	200,749	1000	16,016	1,658.00		
2021	2021-660096281	WATKINS, JAMES	85	168,152	1000	16,017	1,589.00		
2020	2020-660096281	WATKINS, JAMES	85	165,378	1000	16,017	1,642.00		
2019	2019-660096281	WATKINS, JAMES	85	157,031	1000	16,016	1,658.00		
2018	2018-660096281	WATKINS, JAMES	85	156,091	1000	16,017	1,655.00		
2017	2017-660096281	WATKINS, JAMES	85	154,698	1000	16,017	1,644.00		
2016	2016-660096281	WATKINS, JAMES	85	74,301	0	6,481	674.00		
2015	2015-660096281	RC VERDIGRIS LLC	85	25,000	0	483	48.00		
2014	2014-660096281	RC VERDIGRIS LLC	85	4,186	0	460	48.00		



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,862.00 x 5.66 = 44,524		
Factor Value			
Adjustments	1.0000		
Lot Value	44,524		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	203,179 129.74 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	199,400 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	191,779
Lot Value	44,524
Indicated Value	236,303 150.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	236,303 150.90 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.19	Total Misc Impr	+	1,777
Roofing Adj	+ 4.47	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	210,746
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	18,967
Plumbing Adj	+ 8.99	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	191,779
Adj Base Cost	= 125.97	Lot Value	+	44,524
Total Area	x 1,566	Indicated Value	=	236,303
Adjusted Cost	= 197,269	Value Per SqFt		150.90

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	124776	6x4		24	10.86		261
PRCH	SLAB PORCH - COVERED	124777	63		63	24.07		1,516

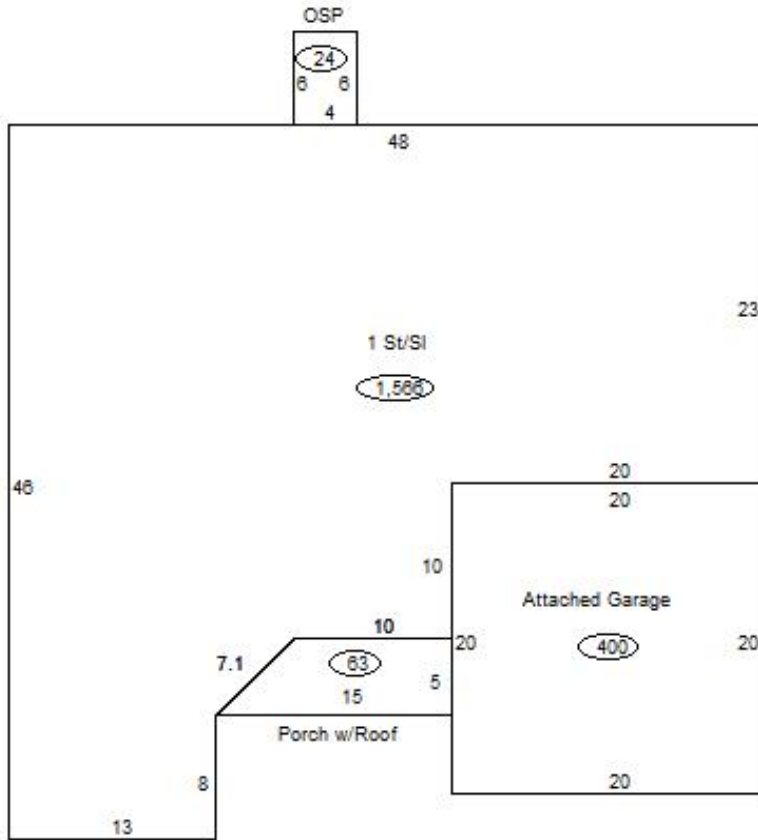


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Sketch Image

660096281



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,566	1.000	1,566
2	M	PATO		13	Open Slab	24	1.000	24
3	M	PRCH		13	SLBC	63	1.000	63
4	G	1		13	Attached Garage	400	1.000	400
Total Building Area						1,566		1,566