



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 660096295 <b>Parcel ID</b> 21N16E-30-2-10550-002-0011 <b>Cadastral ID</b> 30-21-16-11550 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 267029 WILLHOITE, J TODD & LAURA L  19512 E 73rd PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 23165 S JEWELL DR <b>Subdivision</b> KING RIDGE <b>Lot/Block</b> 0011 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																													
<b>Legal Description</b> Lat/Long: 36.27636111 -95.64708298 KING RIDGE BLOCK 2 LOT 11																													
<b>Exemptions</b>					<b>Building Permits</b>																								
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<b>Parcel Valuation</b>																													
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>																				
<b>Remove Cap</b>	2019	<b>Land Value</b>	37,740	22,763	11%	2,504	<b>Assessed</b>	22,482	2,454.40																				
<b>Year Frozen</b>	0	<b>Improvements</b>	188,857	181,622		19,978	<b>Penalty</b>	0																					
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																				
<b>TIF Project ID</b>	0	<b>Total Value</b>	226,597	204,385		22,482	<b>Total Taxable</b>	22,482	2,454.00																				
<b>Assessment History</b>																													
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																				
2025	2025-660096295	WILLHOITE, J TODD & LAURA L			85	221,003	0	21,412	2,337.00																				
2024	2024-660096295	WILLHOITE, J TODD & LAURA L			85	219,775	0	20,392	2,095.00																				
2023	2023-660096295	WILLHOITE, J TODD & LAURA L			85	188,709	0	19,421	1,979.00																				
2022	2022-660096295	WILLHOITE, J TODD & LAURA L			85	190,577	0	18,497	1,903.00																				
2021	2021-660096295	WILLHOITE, J TODD & LAURA L			85	160,143	0	17,616	1,736.00																				
2020	2020-660096295	WILLHOITE, J TODD & LAURA L			85	157,547	0	17,279	1,760.00																				
2019	2019-660096295	WILLHOITE, J TODD & LAURA L			85	149,603	0	16,456	1,694.00																				
2018	2018-660096295	KANTOR, RICHARD & MITZY			85	148,522	0	16,337	1,678.00																				
2017	2017-660096295	KANTOR, RICHARD & MITZY			85	147,195	0	16,191	1,652.00																				
2016	2016-660096295	KANTOR, RICHARD & MITZY			85	145,915	0	16,051	1,669.00																				
2015	2015-660096295	KANTOR, RICHARD & MITZY			85	25,000	0	483	48.00																				
2014	2014-660096295	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	0.179		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,800.00 x 5.69 = 44,400		
Factor Value			
Adjustments	0.8500		
Lot Value	37,740		



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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	1,529 / 1,529
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,529
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	199,122	130.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	194,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.68	Total Misc Impr	+	2,570			
Roofing Adj	+ 4.49	Garage Cost	+	11,256			
Subfloor Adj	+ -1.15	Total RCN	=	207,535			
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	-	18,678			
Plumbing Adj	+ 9.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	188,857			
Adj Base Cost	= 126.69	Lot Value	+	37,740			
Total Area	x 1,529	Indicated Value	=	226,597			
Adjusted Cost	= 193,709	Value Per SqFt		148.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,857		
Lot Value	37,740		
Indicated Value	226,597	148.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,597	148.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122948	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	122949	13x7		91	23.98		2,182



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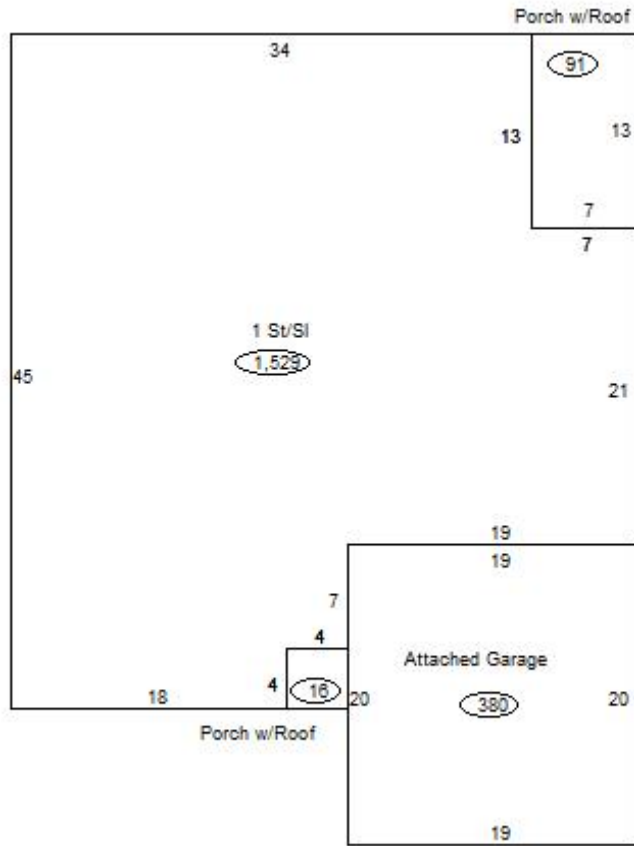
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Sketch Image

660096295



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,529	1.000	1,529
2	M	PRCH		13	SLBC	16	1.000	16
3	M	PRCH		13	SLBC	91	1.000	91
4	G	1		13	Attached Garage	380	1.000	380
<b>Total Building Area</b>						<b>1,529</b>		<b>1,529</b>