



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:59:11  
 Page 1

Assessment Data					Primary Image				
Account	660097622								
Parcel ID	22N16E-14-3-00000-000-0003								
Cadastral ID	14-22-16-00440								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	314607								
JAMES, ZANE NATHAN & BROOKLYNN HALL									
14205 E 435 RD CLAREMORE OK 74017-6250									
Parcel Location									
Situs	14205 E 435 RD								
Subdivision									
Lot/Block	/	Parcel Size	18.05 - Acres						
Sec/Twn/Rng	14 / 22 / 16 / 3								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.38757884 -95.57713332									
TR IN S2 NW & SW DESC AS: N01-23-46W ALG W/L 660.57'; N88-36 14E 736'; S01-23-46E 520.50'; N88-36-14E 470'; S01-23-46E 439.39' TO PT ON C/L CO RD E 435 RD; N85-22-19W ALG C/L 63.05'; CURVE L RAD 1000 ARC LENGTH 197.20'; CURVE R RAD 600 ARC LENGTH 284 10'; N69-32-28W 529.90'; CURVE L RAD 500 ARC LENGTH									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 000119	R22- NEW 40X35 DTCH ACC BLDG	04/2021	07/2021	20,000					
R21 000118	R22- NEW 36X24 DTCH ACC BLDG	04/2021	07/2021	12,000					
R18	R18-NEW SFR	10/2016	05/2017						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2442/939	GREGORY, PHYLLIS ANN &	11/19/2014	108,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2015	Land Value	2,469	2,469	11%	Assessed	40,508	4,145.25	
Year Frozen	0	Improvements	425,101	365,780		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-88.00	
TIF Project ID	0	Total Value	427,570	368,249		Total Taxable	39,508	4,057.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660097622	JAMES, ZANE NATHAN &	11	402,247	1000	38,328	3,936.00		
2024	2024-660097622	JAMES, ZANE NATHAN &	11	384,246	1000	37,182	3,833.00		
2023	2023-660097622	JAMES, ZANE NATHAN &	11	356,353	1000	36,071	3,794.00		
2022	2022-660097622	JAMES, ZANE NATHAN &	11	359,576	1000	34,991	3,705.00		
2021	2021-660097622	JAMES, ZANE NATHAN &	11	276,035	1000	29,101	2,975.00		
2020	2020-660097622	JAMES, ZANE NATHAN &	11	270,859	1000	28,224	2,981.00		
2019	2019-660097622	JAMES, ZANE NATHAN &	11	257,934	1000	27,373	2,852.00		
2018	2018-660097622	JAMES, ZANE NATHAN &	11	262,604	1000	27,887	2,935.00		
2017	2017-660097622	JAMES, ZANE NATHAN &	11	2,469	0	272	28.00		
2016	2016-660097622	JAMES, ZANE NATHAN &	11	2,469	0	272	28.00		
2015	2015-660097622	JAMES, ZANE NATHAN &	11	2,469	0	272	29.00		



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Date 04/18/2026  
 Time 08:59:11  
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 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	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,551 / 2,551
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,551
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	727 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	108.42	Total Misc Impr	+ 17,498	Roofing Adj	+ 5.14	Garage Cost	+ 27,052
Subfloor Adj	+ -3.37	Total RCN	= 384,904	Heat/Cool Adj	+ 14.47	Depreciation ( 7%)	- 26,943
Plumbing Adj	+ 8.76	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 357,961
Adj Base Cost	= 133.42	Lot Value	+ 357,961	Total Area	x 2,551	Indicated Value	= 357,961
		Value Per SqFt	140.32	Adjusted Cost	= 340,354		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	357,961		
Lot Value			
Indicated Value	357,961	140.32	Per SqFt
Agland Value	2,469		
Site Improvements	67,140		
Total Value	427,570	167.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	134178	22x12		264	28.59		7,548
PRCH	SLAB PORCH - COVERED	134179	10x6		60	29.34		1,760
PRCH	SLAB PORCH - COVERED	134180	12x5		60	29.34		1,760



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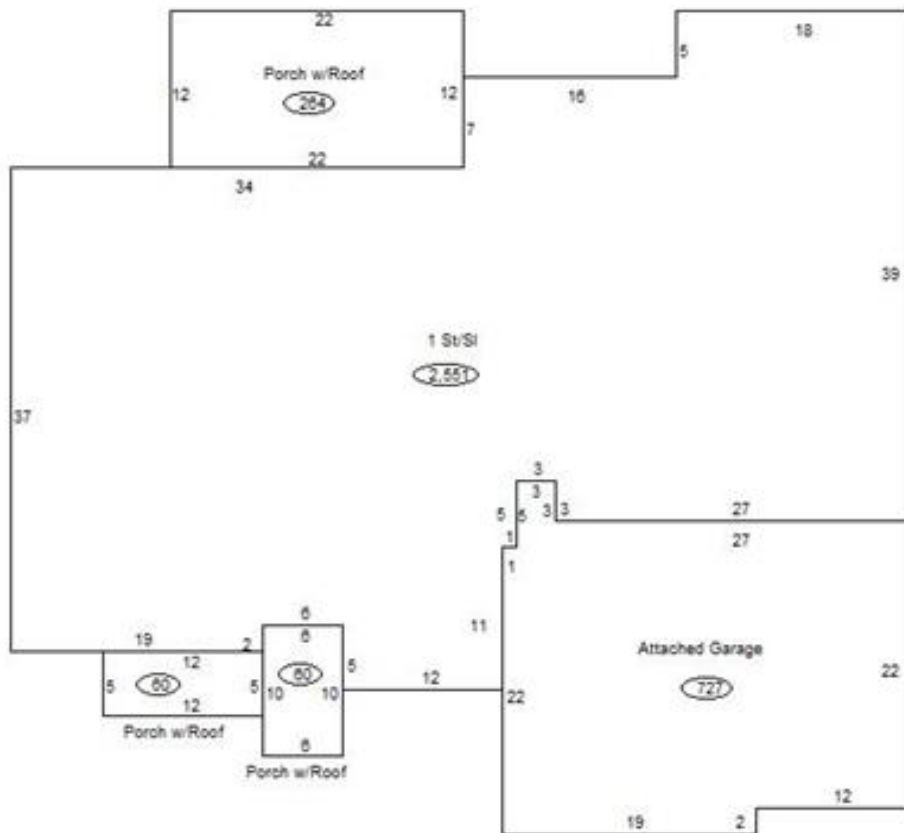
Date 04/18/2026

Time 08:59:11

Page 3

### Sketch Image

660097622



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,551	1.000	2,551
2	G	1		13	Attached Garage	727	1.000	727
3	M	PRCH		13	SLBC	264	1.000	264
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	60	1.000	60
<b>Total Building Area</b>						2,551		2,551



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Date 04/18/2026  
 Time 08:59:11  
 Page 4

660097622

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x0			1,200
	Qual	4	Cond	Year	2021	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (38.31 x 1,200)		45,972		45,972	45,972
	POLO	Pole Building	36x24x0			864
	Qual	5	Cond	Year	2021	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (24.50 x 864)		21,168		21,168	21,168



# Rogers

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Date 04/18/2026  
Time 08:59:11  
Page 5

### Agland Inventory

660097622

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			3.290	72	72	237	237
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		98	.630	98	98	62	62
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			12.000	161	161	1,930	1,930
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			2.130	113	113	240	240
<b>NTV PST Totals</b>						18.050			2,469	2,469
<b>Total Agland</b>						18.050			2,469	2,469