



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:20:07  
Page 1

Assessment Data				Primary Image																				
Account	660099534																							
Parcel ID	000000-00-0-00705-004-0098																							
Cadastral ID	07-21-15-01702																							
Property Type	REAL - Real Property																							
Property Class	RRP	VI Area	4																					
Tax Area	7 - OWASSO/LIMESTONE FIRE																							
Name ID	343784																							
YOWELL, MICHAEL GRAHAM & HOLLY																								
20898 S 4080 RD CLAREMORE OK 74019-0000																								
Parcel Location																								
Situs	20898 S 4080 RD																							
Subdivision	ROLLING MEADOWS EXT																							
Lot/Block	0013 / 0004	Parcel Size	.31 - Lots																					
Sec/Twn/Rng	7 / 21 / 15 / 5																							
Neighborhood	1106 - R-V01,4-SW CLAREMORE																							
School District	S021 - OWASSO SCHOOLS																							
Legal Description				Building Permits																				
Lat/Long: 36.30902170 -95.74094696				<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>R22 378</td> <td>R23 NEW SFR 3573 SQ FT</td> <td>09/2022</td> <td>12/2023</td> <td>150,000</td> </tr> <tr> <td>A22</td> <td>A23</td> <td>09/2022</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 378	R23 NEW SFR 3573 SQ FT	09/2022	12/2023	150,000	A22	A23	09/2022	12/2023	
Number	Description	Opened	Closed	Amount																				
R22 378	R23 NEW SFR 3573 SQ FT	09/2022	12/2023	150,000																				
A22	A23	09/2022	12/2023																					
A PART OF LOT 13 BLOCK 4 ROLLING MEADOWS EXTENDED DESC AS COMM SE/C OF SAID LOT 13; N00.3347E 431.97' TO POB; S89 3203W 303.86'; N00.3118E 198.03'; N89.3203E 304'; S00.3347E 198.03' TO POB.																								
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	HAYES CUSTOM HOMES LLC	03/06/2024	510,000	YES															
					/	SHIRA, DARREN & ASHLEY	11/19/2021	0	15															
					/	MARSHALL, LESLIE & MELISSA	09/10/2021	85,000	YES															
					/	MARSHALL, LESLIE & MELISSA	07/19/2018	0	WB															
					2565/364	MARSHALL, LESLIE & MELISSA	07/22/2016	0	11															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax															
Remove Cap	2025	Land Value	155,043	155,043	11%	17,055	Assessed	58,172	6,313.87															
Year Frozen	0	Improvements	373,790	373,790		41,117	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	528,833	528,833		58,172	Total Taxable	58,172	6,314.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660099534	YOWELL, MICHAEL GRAHAM &			7	510,000	0	56,100	6,089.00															
2024	2024-660099534	YOWELL, MICHAEL GRAHAM &			7	424,799	0	9,818	1,083.00															
2023	2023-660099534	HAYES CUSTOM HOMES LLC			7	85,000	0	9,350	1,010.00															
2022	2022-660099534	HAYES CUSTOM HOMES LLC			7	85,000	0	9,350	1,050.00															
2021	2021-660099534	SHIRA, DARREN & ASHLEY			7	12,400	0	1,364	151.00															
2020	2020-660099534	MARSHALL, LESLIE & MELISSA			7	12,400	0	1,364	151.00															
2019	2019-660099534	MARSHALL, LESLIE & MELISSA			7	12,400	0	1,364	151.00															
2018	2018-660099534	MARSHALL, LESLIE & MELISSA			7	12,400	0	1,364	146.00															
2017	2017-660099534	MARSHALL, LESLIE & MELISSA			7	12,400	0	1,364	147.00															
2016	2016-660099534	MARSHALL, LESLIE & MELISSA			7	12,400	0	1,364	147.00															



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:20:07  
Page 2

Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size	0	0	
Lot Count	0.31		
Units Buildable	0		
Non-Ag Acres	1.3267		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	57,791.00 x 1.24 = 71,817		
Factor Value			
Adjustments	2.1589		
Lot Value	155,043		



\\tsclient\T\ROB STUFF\2023-12-14\IMG\_0024.JPG 12/14/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	2,468 / 2,468
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,468
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	816 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	373,790		
Lot Value	155,043		
Indicated Value	528,833	214.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	528,833	214.28	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.97	Total Misc Impr	+ 21,269
Roofing Adj	+ 5.83	Garage Cost	+ 37,063
Subfloor Adj	+ -4.60	Total RCN	= 381,418
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 7,628
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 373,790
Adj Base Cost	= 130.91	Lot Value	+ 155,043
Total Area	x 2,468	Indicated Value	= 528,833
Adjusted Cost	= 323,086	Value Per SqFt	214.28

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159134	264		264	32.05		8,461
PRCH	Slab Porch - Covered	159135	21x9		189	32.32		6,108
FPPF	Fireplace - Prefabricated		1	2023	1	6,700.26		6,700

