



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:52:13
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Assessment Data				Primary Image						
Account	660106710			No Image On File						
Parcel ID	21N16E-36-3-00000-001-0000									
Cadastral ID	36-21-16-00421									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	1							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	337903									
BOYD, JAMES L & CHRISTINA M										
24820 S HWY 88 CLAREMORE OK 74019-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	.37 - Acres							
Sec/Twn/Rng	36 / 21 / 16 / 3									
Neighborhood	2116 - UNPLATTED									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.25203183 -95.55931250										
Building Permits										
TR IN SW SW 35-21-16 DESC 2022-000932 AS BEG NE/C LOT 1 BLOCK 1 MEADOWRANCH VIII AMENDED; S76.4022E ALONG CITY OF TULSA WATER LINE RIGHT OF WAY 6.04'; S31.2253E 253.69'; S83 0331W 133.59'; N01.1854W ALONG E LN OF SUB A DIST 234.19' TO POB.				Number	Description	Opened	Closed	Amount		
				S22	SPLIT	05/2022	09/2022			
Exemptions										
Sale History										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	STATE OF OK DEPT OF~TRANSPORT,	01/07/2022	5,439	1	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2023		Land Value	11,508	5,787	11%	637	Assessed	637	52.90
Year Frozen			Improvements	0	0		0	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	11,508	5,787		637	Total Taxable	637	53.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106710	BOYD, JAMES L & CHRISTINA M			5	11,508	0	606	50.00	
2024	2024-660106710	BOYD, JAMES L & CHRISTINA M			5	11,508	0	578	48.00	
2023	2023-660106710	BOYD, JAMES L & CHRISTINA M			5	5,000	0	550	46.00	
2022	2022-660106710	BOYD, JAMES L & CHRISTINA M			5	5,000	0	550	46.00	



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image			
Lot Size							
Lot Count							
Units Buildable							
Non-Ag Acres	0.3002						
Topography							
Street Access							
Utilities							
Amenities	LAND QUALITY		0				
			0				
Method	Square-Foot						
Base Lot Value	13,077.00 x .88 = 11,508						
Factor Value							
Adjustments	1.0000						
Lot Value	11,508						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adusted R			
Base/Total Area /				Indicated Value			
Style				Direct Comparables			
HVAC				Selection Model	A Adam Test		
Roof Cover				Adjustment Model	NewTest		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	11,508		
Year/Eff Age /				Indicated Value	11,508	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	11,508	0.00	Total Value Per SqFt
Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 11,508				
Total Area	x	Indicated Value	= 11,508				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value