



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:15:56  
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Assessment Data				Primary Image						
Account	660108655			No Image On File						
Parcel ID	21N16E-29-3-00000-002-0000									
Cadastral ID	29-21-16-00540									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	1							
Tax Area	21 - CLAREMORE RURAL/VERD FIR									
Name ID	343327									
JAMES, ERIC A & ANGELA M										
25557 BLACKBERRY BLVD CLAREMORE OK 74019-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	0000 / 0000	Parcel Size	4.64 - Acres							
Sec/Twn/Rng	29 / 21 / 16 / 3									
Neighborhood	2116 - UNPLATTED									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.26437269 -95.62953574				Building Permits						
TR DESC 2023-016494 AS S 332' E2 W2 SW LES E 50' THEREOF.				Number	Description	Opened	Closed	Amount		
				S23	S24 SPLIT	12/2023				
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	MELTON LAND CO LLC	08/18/2023		0	4
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax		
Remove Cap		Land Value	687	687	11%	76	Assessed	76	8.30	
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	687	687		76	Total Taxable	76	8.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108655	JAMES, ERIC A & ANGELA M			21	687	0	76	8.00	
2024	2024-660108655	JAMES, ERIC A & ANGELA M			21	687	0	76	8.00	



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model	A Adam Test			
Year/Eff Age	/			Adjustment Model	NewTest			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	<b>Value Reconciliation</b>				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	687			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	687 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

660108655

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BP	BORROW PITS	NTV PST	10			.640	24	24	15	15
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.000	144	144	288	288
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.000	192	192	384	384
<b>NTV PST Totals</b>						4.640			687	687
<b>Total Agland</b>						4.640			687	687