



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:21:28
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000566 Parcel ID 21N15E-01-1-00000-000-0000 Cadastral ID 01-21-15-01500 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 44624 LEHMAN, DAVID W & PATRICIA J TRUSTEES 9944 E 473 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09944 E 473 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 2.5 - Acres Sec/Twn/Rng 1 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">03/17/2022 12:11</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0317\IMG_0040. 3/18/2022</p>																																																																																																																				
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Date 04/17/2026
Time 08:21:28
Page 2

Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.4582		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	107,080.00 x .77 = 82,218		
Factor Value			
Adjustments	1.0000		
Lot Value	82,218		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,785 / 2,766
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,785
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	332,482 120.20 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	270,505
Lot Value	82,218
Indicated Value	352,723 127.52 Per SqFt
Agland Value	
Site Improvements	
Total Value	352,723 127.52 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.99	Total Misc Impr	+	20,282
Roofing Adj	+ 3.56	Garage Cost	+	22,172
Subfloor Adj	+ -2.28	Total RCN	=	375,702
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	105,197
Plumbing Adj	+ 9.74	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	270,505
Adj Base Cost	= 120.48	Lot Value	+	82,218
Total Area	x 2,766	Indicated Value	=	352,723
Adjusted Cost	= 333,248	Value Per SqFt		127.52

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	1704		272	272	28.57		7,771
PRCH	SLAB PORCH - COVERED	1705	30x6		180	28.88		5,198
PRCH	SLAB PORCH - COVERED	1706	30		30	29.44		883



Rogers

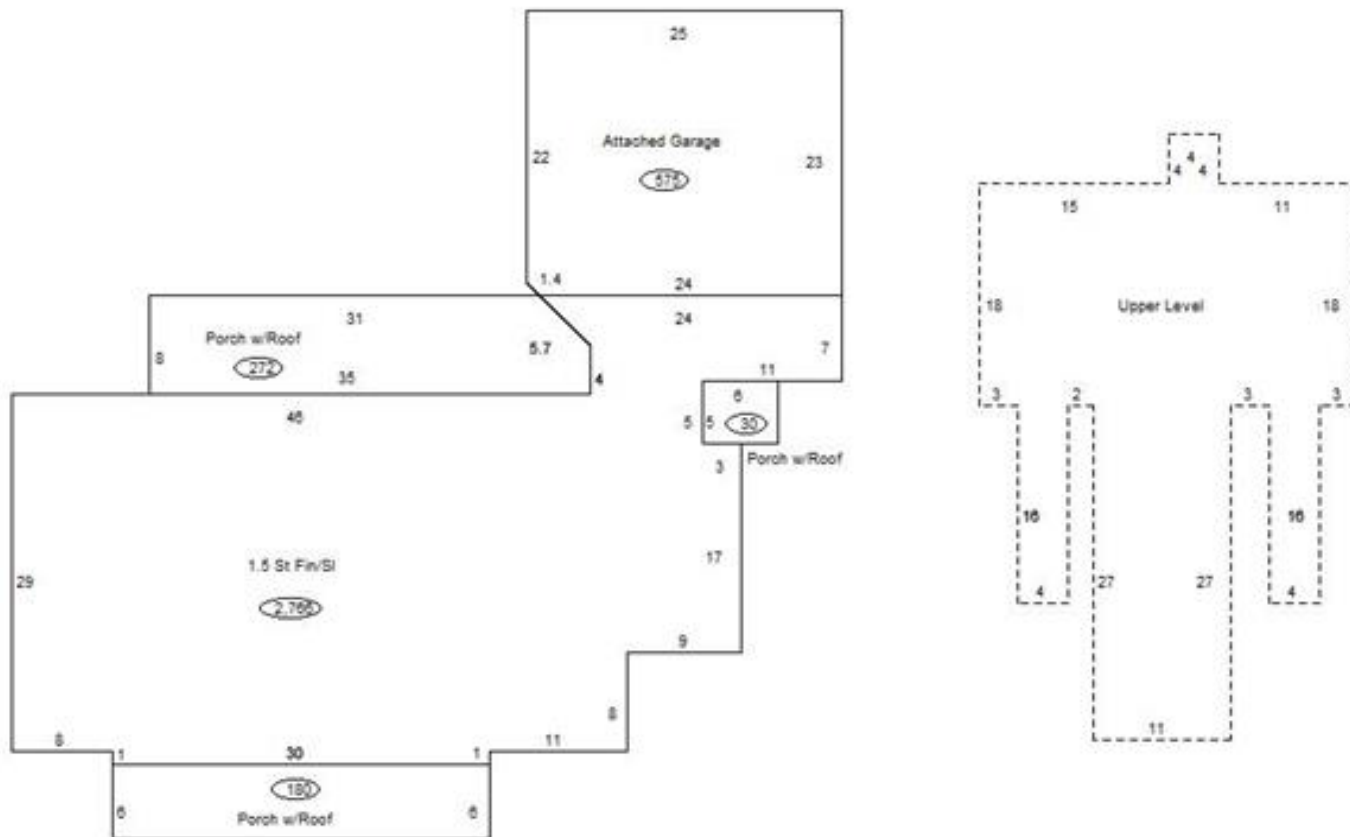
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 Page 3

Sketch Image

660000566



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,785	1.550	2,766
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	272	1.000	272
4	M	PRCH		13	SLBC	180	1.000	180
5	M	PRCH		13	SLBC	30	1.000	30
6	U	^UL	Overhang	13	Upper Level	981	1.000	981
Total Building Area						1,785		2,766