



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660000748 <b>Parcel ID</b> 000000-00-0-00072-006-0003 <b>Cadastral ID</b> 01-22-15-02350 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 282102 WATTS, LYNLEY J  9755 E CANYON RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09755 E CANYON RD <b>Subdivision</b> BRIARCLIFF ESTATES <b>Lot/Block</b> 0003 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p style="text-align: right; color: orange;">03/28/2022 12:37</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0051.JPG 3/28/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.41327841 -95.65492269																																																						
LOT 3 BLOCK 6 BRIARCLIFF ESTATES					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1457/778	PRUDENTIAL RESIDENTIAL-SERVICE	02/19/2003	153,500	YES																																													
					1457/776	SOUSA, LEONARD N &-PAULETTE	09/25/2002	153,500	YES																																													
					1216/461	BROWN, ROSS & JEANIE	02/28/2000	148,000	No																																													
					1083/428	JACKSON, MICHAEL P &	10/02/1997	8,000	Yes																																													
					1065/449	LANGSTON, CHARLES L &	05/15/1997	22,500	No																																													
					834/1			10,000	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2004</td> <td>Land Value 54,810</td> <td>21,873</td> <td>11%</td> <td>2,406</td> <td>Assessed</td> <td>24,746</td> <td>2,532.30</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 227,130</td> <td>203,091</td> <td> </td> <td>22,340</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 281,940</td> <td>224,964</td> <td> </td> <td>24,746</td> <td>Total Taxable</td> <td>23,746</td> <td>2,444.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Remove Cap	2004	Land Value 54,810	21,873	11%	2,406	Assessed	24,746	2,532.30	Year Frozen	0	Improvements 227,130	203,091		22,340	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 281,940	224,964		24,746	Total Taxable	23,746	2,444.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000748	WATTS, LYNLEY J	11	273,381	1000	23,025	2,371.00																																															
2024	2024-660000748	WATTS, LYNLEY J	11	293,015	1000	22,326	2,307.00																																															
2023	2023-660000748	WATTS, LYNLEY J	11	219,417	1000	21,646	2,282.00																																															
2022	2022-660000748	WATTS, LYNLEY J	11	221,736	1000	20,987	2,227.00																																															
2021	2021-660000748	WATTS, LYNLEY J	11	194,537	1000	20,346	2,084.00																																															
2020	2020-660000748	WATTS, LYNLEY J	11	191,199	1000	19,725	2,087.00																																															
2019	2019-660000748	WATTS, LYNLEY J	11	182,919	1000	19,121	1,996.00																																															
2018	2018-660000748	WATTS, LYNLEY J	11	187,926	1000	19,672	2,075.00																																															
2017	2017-660000748	WATTS, LYNLEY J	11	186,297	1000	19,332	1,992.00																																															
2016	2016-660000748	WATTS, LYNLEY J	11	181,153	1000	18,740	1,943.00																																															
2015	2015-660000748	WATTS, LYNLEY J	11	175,958	1000	18,166	1,900.00																																															
2014	2014-660000748	WATTS, LYNLEY J	11	177,506	1000	17,608	1,843.00																																															
2013	2013-660000748	WATTS, LYNLEY J	11	164,233	1000	17,066	1,757.00																																															



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Lot Data		Square-Foot - NBHD 1085 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	16800								
Non-Ag Acres	0.3994								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
		0							
Method	Square-Foot								
Base Lot Value	17,400.00 x 3.15 = 54,810				\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0051.JPG 3/28/2022				
Factor Value					<b>GRM Approach</b>				
Adjustments	1.0000				GRM Code				
Lot Value	54,810				Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value					
Type	1 Single Family Residence				<b>Multiple Regression</b>				
Condition	3 - Average				MRA Code 1 Test				
Quality	3 - Average				Adusted R 0.8445				
Architecture					Indicated Value 262,793 129.71 Per SqFt				
Style	100% 1 1/2 Story Finished				<b>Direct Comparables</b>				
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood				Selection Model A Adam Test				
Base/Total Area	1,831 / 2,026				Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished				Comparables 1				
HVAC	100% Warmed & Cooled Air				Indicated Value 71,410 Per SqFt				
Roof Cover	1 Composition Shingle				<b>Value Reconciliation</b>				
Area on Slab	0				Selected Approach Cost Approach				
Fixture/RghIn	11 /				Improvements 227,130				
Bed/F/H Bath	3 / 2.0 /				Lot Value 54,810				
Basement Area					Indicated Value 281,940 139.16 Per SqFt				
Garage Type	744 Attached Garage - Unfinished				Agland Value				
Remodel					Site Improvements				
Year/Eff Age	1999 / 20				Total Value 281,940 139.16 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>							
Base Cost	96.95	Total Misc Impr	+	23,068					
Roofing Adj	+ 4.33	Garage Cost	+	22,164					
Subfloor Adj	+ 0.00	Total RCN	=	291,533					
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	67,053					
Plumbing Adj	+ 7.65	Lump Sums	+	2,650					
Basement Adj	+ 0.00	RCNLD	=	227,130					
Adj Base Cost	= 121.57	Lot Value	+	54,810					
Total Area	x 2,026	Indicated Value	=	281,940					
Adjusted Cost	= 246,301	Value Per SqFt		139.16					
<b>Miscellaneous Improvements</b>									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615	
PRCH	SLAB PORCH - COVERED	2228	10x6		60	26.74		1,604	
EPSW	ENCLOSED PORCH - SOLID WALL	2229	23x10		230	68.91		15,849	
WODO	WOOD DECK - OPEN	2230	26x12		312	16.99	50%	2,650	



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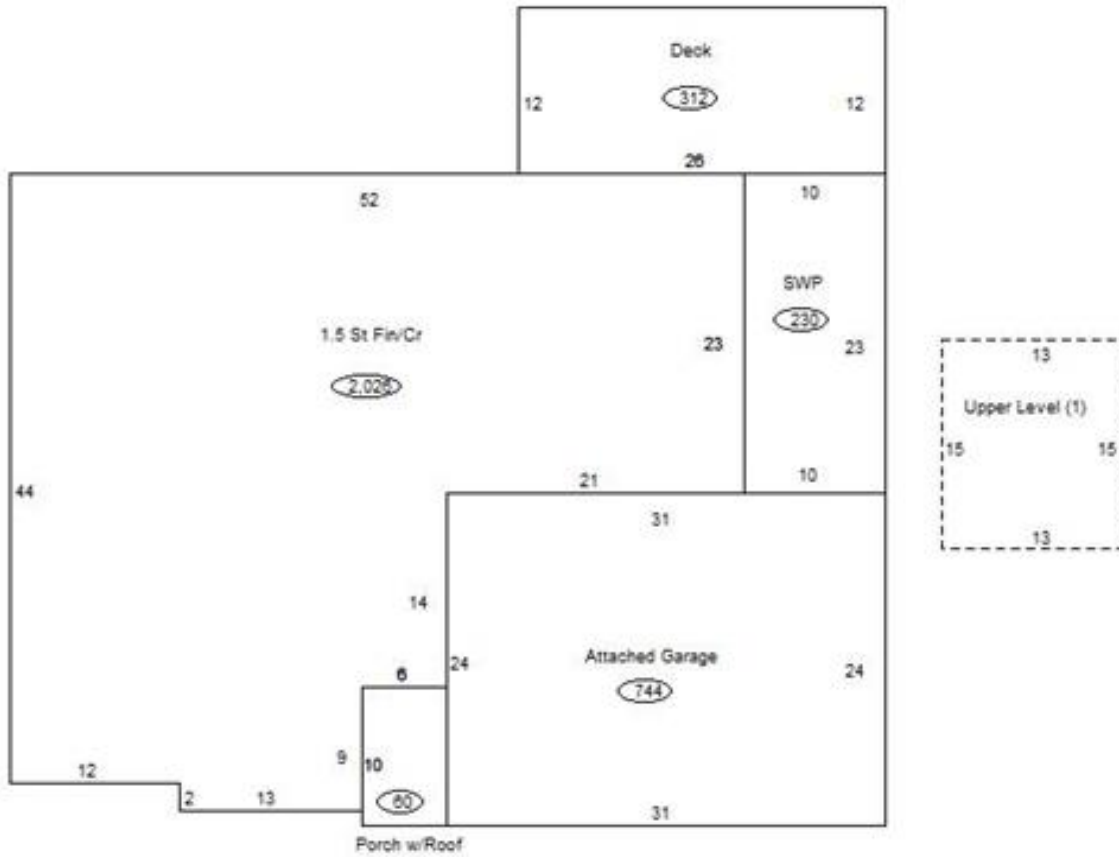
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Sketch Image

660000748



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,831	1.107	2,026
2	G	1		13	Attached Garage	744	1.000	744
3	M	PRCH		13	SLBC	60	1.000	60
4	M	EPSW		13	EPSW	230	1.000	230
5	M	WODO		13	WODO	312	1.000	312
6	U	^UL		13	Upper Level (1)	195	1.000	195
<b>Total Building Area</b>						<b>1,831</b>		<b>2,026</b>