



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:03:20
Page 1

Assessment Data					Primary Image						
Account	660001132										
Parcel ID	20N15E-02-2-00000-000-0000										
Cadastral ID	02-20-15-00710										
Property Type	REAL - Real Property										
Property Class	RR	VI Area 3									
Tax Area	4 - VERDIGRIS/VERD FIRE										
Name ID	321452										
LEE, DUSTIN & LINDSAY											
8504 E 530 RD CLAREMORE OK 74019-0000											
Parcel Location											
Situs	08504 E 530 RD										
Subdivision											
Lot/Block	/	Parcel Size 5.75 - Acres									
Sec/Twn/Rng	2 / 20 / 15 / 2										
Neighborhood	2015 - UNPLATTED										
School District	S008 - VERDIGRIS SCHOOLS										
Legal Description Lat/Long: 36.24835451 -95.68095999											
BEG: SW/C NW 9.82 AC OF LOT 2, E 507.7', N 3-47 W 462.72' TO SLY ROW/L HWY 266, ON CRV LEFT RAD 4348.4' ALG SD ROW DISTANCE 477' S 562.4' TO POB											
Building Permits											
Number	Description	Opened	Closed	Amount							
R2010 0423	R11-NEW 30X50 1500 SQ FT POLE BAI	05/2010	08/2010	10,000							
Exemptions											
Code	Type	Active	Maximum	Exemption	Sale History						
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code		
					2634/703	CHUPP, ANN TRUST	05/18/2017	225,000	YES		
					1899/817	CHUPP, WILLIAM M SR & ANN	09/11/2007	0	4		
					1152/12	CHUPP, HETTIE ANN	01/15/1999	0	No		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax		
Remove Cap	2018	Land Value	83,608	78,934	11%	8,683	Assessed	34,239	3,565.37		
Year Frozen	0	Improvements	308,528	232,329		25,556	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	392,136	311,263		34,239	Total Taxable	34,239	3,565.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001132	LEE, DUSTIN & LINDSAY			4	314,672	0	32,609	3,396.00		
2024	2024-660001132	LEE, DUSTIN & LINDSAY			4	329,602	0	31,055	2,977.00		
2023	2023-660001132	LEE, DUSTIN & LINDSAY			4	268,881	0	29,577	2,792.00		
2022	2022-660001132	LEE, DUSTIN & LINDSAY			4	269,496	0	28,373	2,727.00		
2021	2021-660001132	LEE, DUSTIN & LINDSAY			4	245,657	0	27,022	2,529.00		
2020	2020-660001132	LEE, DUSTIN & LINDSAY			4	242,388	0	26,170	2,455.00		
2019	2019-660001132	LEE, DUSTIN & LINDSAY			4	226,581	0	24,924	2,374.00		
2018	2018-660001132	LEE, DUSTIN & LINDSAY			4	227,924	0	25,072	2,389.00		
2017	2017-660001132	LEE, DUSTIN & LINDSAY			4	205,975	1000	20,022	1,924.00		
2016	2016-660001132	CHUPP, ANN TRUSTEE			4	200,113	1000	19,409	1,870.00		
2015	2015-660001132	CHUPP, ANN TRUSTEE			4	194,889	1000	18,815	1,827.00		
2014	2014-660001132	CHUPP, ANN TRUSTEE			4	196,828	1000	18,238	1,677.00		
2013	2013-660001132	CHUPP, ANN TRUSTEE			4	182,670	1000	17,678	1,684.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:03:20
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.7775 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 251,666.00 x .33 = 83,608 Factor Value Adjustments 1.0000 Lot Value 83,608		
\\tsclient\C\Users\Randy Necessary\Pictures\101_0309\IMG_0046. 3/9/2022		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,900 / 2,572
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,900
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	389,110	151.29	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.44	Total Misc Impr	+	20,480			
Roofing Adj	+ 4.02	Garage Cost	+	27,685			
Subfloor Adj	+ -2.56	Total RCN	=	350,298			
Heat/Cool Adj	+ 14.47	Depreciation (39%)	-	136,616			
Plumbing Adj	+ 8.10	Lump Sums	+	9,364			
Basement Adj	+ 0.00	RCNLD	=	223,046			
Adj Base Cost	= 117.47	Lot Value	+	83,608			
Total Area	x 2,572	Indicated Value	=	306,654			
Adjusted Cost	= 302,133	Value Per SqFt		119.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	223,046		
Lot Value	83,608		
Indicated Value	306,654	119.23	Per SqFt
Agland Value			
Site Improvements	85,482		
Total Value	392,136	152.46	Total Value Per SqFt

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
EPSW	Enclosed Porch - Solid Wall	2977	12x10		120	76.58		9,190
WODO	Wood Deck - Open	2978	490		490	19.11		9,364
PRCH	Porch	153321	28x6		168	28.93		4,860



Rogers

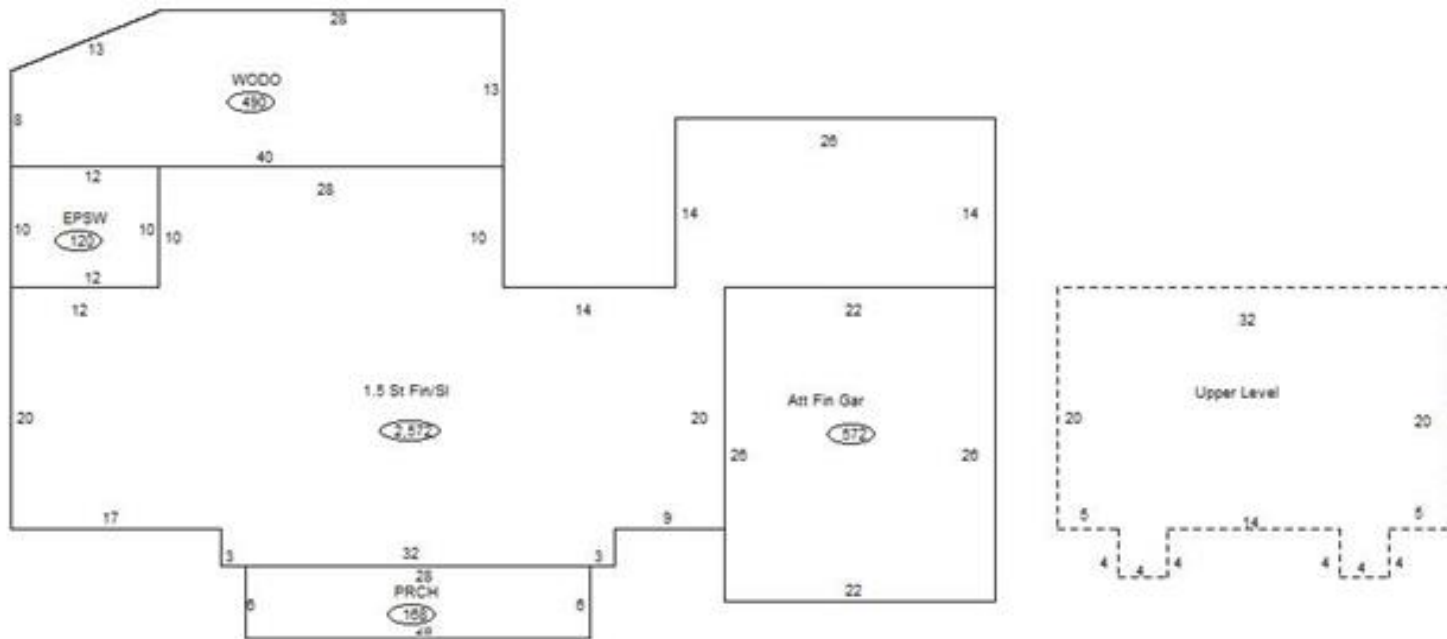
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:03:20
 Page 3

Sketch Image

660001132



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	1,900	1.354	2,572
2	G	5		13	Att Fin Gar	572	1.000	572
3	U	^UL	Overhang	13	Upper Level	672	1.000	672
4	M	EPSW		13	EPSW	120	1.000	120
5	M	WODO		13	WODO	490	1.000	490
6	M	PRCH		13	PRCH	168	1.000	168
Total Building Area						1,900		2,572



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:03:20
Page 4

660001132

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	BNGP	Barn - General Purpose	16x26x0			416		
	Qual	3	Cond	3	Year	2017	Eff Age	7
	Valuation Summary		Modifier Total		RCN	Depr (13% Phys/ % Func)	RCNLD	
		Base Cost (26.18 x 416)	10,891		10,891	1,416	9,475	
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120		
	Qual	3	Cond	3	Year	2015	Eff Age	8
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (25.97 x 120)	3,116		3,116	1,153	1,963	
	SHDS	Shed - Small	10x10x6	Plank	Formed Metal	100		
	Qual	2.5	Cond	2.5	Year	2013	Eff Age	12
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (24.67 x 100)	2,467		2,467	1,135	1,332	
	UTIL	Utility Building	40x32x8	Concrete	Composition Shingle	1,280		
	Qual	2	Cond	3	Year	2010	Eff Age	12
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (29.14 x 1,280)	37,299		37,299	9,325	27,974	
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160		
	Qual	3	Cond	3	Year	2010	Eff Age	12
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (24.52 x 160)	3,923		3,923	1,805	2,118	
	LNT0	Lean To - Attached	24x10x8	Dirt	Formed Metal	240		
	Qual	3	Cond	3	Year	2010	Eff Age	12
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD	
		Base Cost (9.85 x 240)	2,364		2,364	1,229	1,135	
	BNGP	Barn - General Purpose	34x52x8	Dirt	Formed Metal	1,768		
	Qual	3	Cond	3	Year	2005	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (20.48 x 1,768)	36,209		36,209	13,397	22,812	



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:03:20
Page 5

660001132

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	34x56x8	Dirt	Formed Metal	1,904
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (19.23 x 1,904)		36,614	36,614	17,941		18,673