




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 15:13:26
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Assessment Data					Primary Image														
Account 660001278 Parcel ID 000000-00-0-00495-001-0009 Cadastral ID 02-20-16-02760 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 344392 LEE, DAN ALAN & LAURA KATHLEEN 25032 S MEADOW RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 25032 MEADOW RANCH RD Subdivision MEADOWRANCH Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-2\IMG_ 9/2/2021</p>														
Legal Description Lat/Long: 36.24835918 -95.58054611																			
LOT 9 BLOCK 1 MEADOWRANCH					Building Permits <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>5210</td> <td>NEW HOME</td> <td>11/1998</td> <td>01/1999</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5210	NEW HOME	11/1998	01/1999	
Number	Description	Opened	Closed	Amount															
5210	NEW HOME	11/1998	01/1999																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	IWANAGA, KATHLEEN S	05/21/2024	380,000	WG										
					1150/925	YORK, DICK CO-TRUSTEE &~JIM SEIF	01/08/1999	141,500	No										
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No										
					670/779	WELLS, LYLE	03/05/1984	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	2025	Land Value	90,180	90,180	11%	9,920	Assessed	33,358	2,770.38										
Year Frozen	2016	Improvements	213,071	213,071		23,438	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0	Total Value	303,251	303,251		33,358	Total Taxable	32,358	2,687.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001278	LEE, DAN ALAN &			5	294,933	1000	31,443	2,611.00										
2024	2024-660001278	LEE, DAN ALAN &			5	262,173	1000	17,505	1,461.00										
2023	2023-660001278	IWANAGA, RANDALL A &			5	201,897	1000	17,504	1,458.00										
2022	2022-660001278	IWANAGA, RANDALL A &			5	204,161	1000	17,504	1,456.00										
2021	2021-660001278	IWANAGA, RANDALL A &			5	183,030	1000	17,505	1,485.00										
2020	2020-660001278	IWANAGA, RANDALL A &			5	179,912	1000	17,505	1,482.00										
2019	2019-660001278	IWANAGA, RANDALL A &			5	172,142	1000	17,505	1,516.00										
2018	2018-660001278	IWANAGA, RANDALL A &			5	177,013	1000	17,505	1,518.00										
2017	2017-660001278	IWANAGA, RANDALL A &			5	175,473	1000	17,504	1,428.00										
2016	2016-660001278	IWANAGA, RANDALL A &			5	170,652	1000	17,505	1,493.00										
2015	2015-660001278	IWANAGA, RANDALL A &			5	165,993	1000	16,966	1,433.00										
2014	2014-660001278	IWANAGA, RANDALL A &			5	167,361	1000	16,442	1,411.00										
2013	2013-660001278	IWANAGA, RANDALL A &			5	156,844	1000	15,934	1,388.00										



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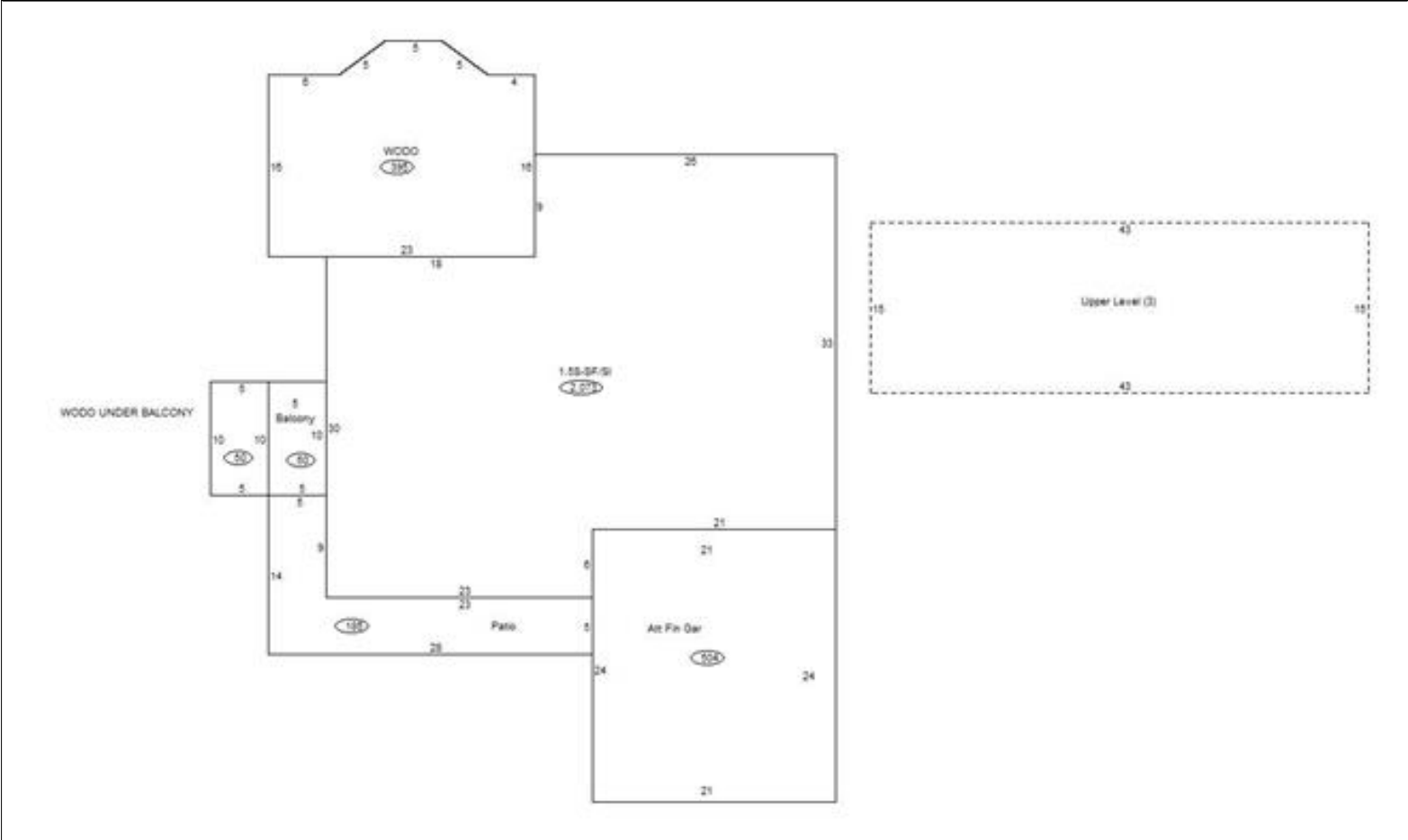
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Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.2797							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	55,746.00 x 1.17 = 64,985			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.3877			Gross Rent 0.00				
Lot Value	90,180			Indicated Value				
Residential Data				Multiple Regression				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3 - Average			Adusted R 0.8445				
Quality	3 - Average			Indicated Value 244,805 118.09 Per SqFt				
Architecture	TRAD TRADITIONAL			Direct Comparables				
Style	100% 1 1/2 Story Finished			Selection Model A Adam Test				
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl			Adjustment Model 1 2022 Residential				
Base/Total Area	1,428 / 2,073			Comparables 6				
Style	100% 1 1/2 Story Finished			Indicated Value 269,080 Per SqFt				
HVAC	100% Warmed & Cooled Air			Value Reconciliation				
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach				
Area on Slab	1,428			Improvements 213,071				
Fixture/RghIn	11 /			Lot Value 90,180				
Bed/F/H Bath	4 / 2.0 /			Indicated Value 303,251 146.29 Per SqFt				
Basement Area				Agland Value				
Garage Type	504 Attached Garage - Finished			Site Improvements				
Remodel				Total Value 303,251 146.29 Total Value Per SqFt				
Year/Eff Age	1999 / 20							
Cost Approach		Manual : 01/2025						
Base Cost	92.17	Total Misc Impr	+ 7,593					
Roofing Adj	+ 3.48	Garage Cost	+ 20,094					
Subfloor Adj	+ -1.65	Total RCN	= 264,258					
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 60,779					
Plumbing Adj	+ 7.48	Lump Sums	+ 9,592					
Basement Adj	+ 0.00	RCNLD	= 213,071					
Adj Base Cost	= 114.12	Lot Value	+ 90,180					
Total Area	x 2,073	Indicated Value	= 303,251					
Adjusted Cost	= 236,571	Value Per SqFt	146.29					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
BALW	Balcony - Wood	3431	10x5		50	28.08		1,404
PATO	Patio - Open	3433	185		185	10.69		1,978
WODO	Wood Deck - Open	3434	395		395	16.98		6,707
WODO	Wood Deck - Open	183096	10x5		50	29.62		1,481



Sketch Image

660001278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	504	1.000	504
2	M	BALW		10	Balcony	50	1.000	50
3	R	5	Slab	10	1.5S-SF/SI	1,428	1.452	2,073
4	M	PATO		10	Patio	185	1.000	185
5	M	WODO		10	WODO	395	1.000	395
6	M	WODO		10	WODO UNDER BALCONY	50	1.000	50
7	U	^UL		10	Upper Level (3)	645	1.000	645
Total Building Area						1,428		2,073