



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:13:28  
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Assessment Data					Primary Image									
Account	660001279				No Image On File									
Parcel ID	000000-00-0-00495-001-0010													
Cadastral ID	02-20-16-02765													
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														
<b>Parcel Location</b>														
<b>Situs</b>														
Subdivision	MEADOWRANCH													
Lot/Block	0010 / 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													
<b>Legal Description</b> Lat/Long: 36.24787664 -95.58058454														
<b>Building Permits</b>														
LOT 10 BLOCK 1 MEADOWRANCH														
<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					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	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					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2025	Land Value	85,067	85,067	11%	9,357	Assessed	9,357	777.10					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	85,067	85,067	9,357	Total Taxable	9,357	777.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660001279	LEE, DAN ALAN &			5	85,067	0	9,357	777.00					
2024	2024-660001279	LEE, DAN ALAN &			5	72,465	0	1,829	153.00					
2023	2023-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,742	145.00					
2022	2022-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,659	138.00					
2021	2021-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,580	134.00					
2020	2020-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,505	127.00					
2019	2019-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,433	124.00					
2018	2018-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,365	118.00					
2017	2017-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,300	106.00					
2016	2016-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,238	106.00					
2015	2015-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,179	100.00					
2014	2014-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,123	96.00					
2013	2013-660001279	IWANAGA, RANDALL A &			5	16,000	0	1,070	93.00					



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Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.544							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	67,255.00 x 1.08 = 72,465							
Factor Value								
Adjustments	1.1739							
Lot Value	85,067							
<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 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 85,067					
Total Area	x	Indicated Value	= 85,067					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 85,067				
				Indicated Value 85,067 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 85,067 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value