



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660002351								
Parcel ID	000000-00-0-10429-001-0002								
Cadastral ID	03-21-16-03510								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	331471								
ARMSTRONG, JAYSON PAUL									
1105 E LOWRY RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01105 LOWERY RD								
Subdivision	LAKE PARK ESTATES								
Lot/Block	0002 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	3 / 21 / 16 / 5								
Neighborhood	1173 - R-V01-SE CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33590652 -95.58539635									
Building Permits									
LOT 2 BLOCK 1 LAKE PARK ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
HV	Veteran	Yes	999,999	28,535	Bk/Pg	Grantor	Date	Price	Code
					/	YOUNGS, BRENT E & LEORA LYNN	07/30/2020	235,000	YES
					1155/275	HAGEN, THOMAS H &	01/27/1999	155,000	Yes
					1005/613	STEHM, CHRISTOPHER K &	09/29/1995	136,000	Yes
					828/656			95,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2021	Land Value	78,066	65,884	11%	7,247	Assessed	28,535 2,637.49	
Year Frozen	0	Improvements	193,529	193,529		21,288	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	28,535 -2,637.00	
TIF Project ID	0	Total Value	271,595	259,413		28,535	Total Taxable	0 0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002351	ARMSTRONG, JAYSON PAUL	17	270,586	27704		.00		
2024	2024-660002351	ARMSTRONG, JAYSON PAUL	17	273,244	26898		.00		
2023	2023-660002351	ARMSTRONG, JAYSON PAUL	17	237,401	26114		.00		
2022	2022-660002351	ARMSTRONG, JAYSON PAUL	17	240,438	26448		.00		
2021	2021-660002351	ARMSTRONG, JAYSON PAUL	17	237,547	26130		.00		
2020	2020-660002351	ARMSTRONG, JAYSON PAUL	17	206,287	0	22,692	2,078.00		
2019	2019-660002351	YOUNGS, BRENT E & LEORA LYNN	17	197,847	0	21,763	2,016.00		
2018	2018-660002351	YOUNGS, BRENT E & LEORA LYNN	17	205,580	0	22,614	2,090.00		
2017	2017-660002351	YOUNGS, BRENT E & LEORA LYNN	17	203,843	0	22,423	2,059.00		
2016	2016-660002351	YOUNGS, BRENT E & LEORA LYNN	17	198,548	0	21,840	2,050.00		
2015	2015-660002351	YOUNGS, BRENT E & LEORA LYNN	17	192,595	0	21,185	1,911.00		
2014	2014-660002351	YOUNGS, BRENT E & LEORA LYNN	17	195,523	0	20,950	1,943.00		
2013	2013-660002351	YOUNGS, BRENT E & LEORA LYNN	17	183,884	0	19,952	1,826.00		



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 19000 <b>Non-Ag Acres</b> 0.9956 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,370.00 x 1.80 = 78,066 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 78,066		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	1,198 / 2,329
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,198
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	660 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1989 / 28



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	266,173	114.29	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	319,260 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.27	<b>Total Misc Impr</b>	+ 10,596				
<b>Roofing Adj</b>	+ 2.70	<b>Garage Cost</b>	+ 19,912				
<b>Subfloor Adj</b>	+ -1.25	<b>Total RCN</b>	= 297,737				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 35%)</b>	- 104,208				
<b>Plumbing Adj</b>	+ 8.38	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 193,529				
<b>Adj Base Cost</b>	= 114.74	<b>Lot Value</b>	+ 78,066				
<b>Total Area</b>	x 2,329	<b>Indicated Value</b>	= 271,595				
<b>Adjusted Cost</b>	= 267,229	<b>Value Per SqFt</b>	116.61				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	193,529		
<b>Lot Value</b>	78,066		
<b>Indicated Value</b>	271,595	116.61	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	271,595	116.61	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6212	14x7		98	26.62		2,609
PRCH	SLAB PORCH - COVERED	6213	89		89	26.65		2,372



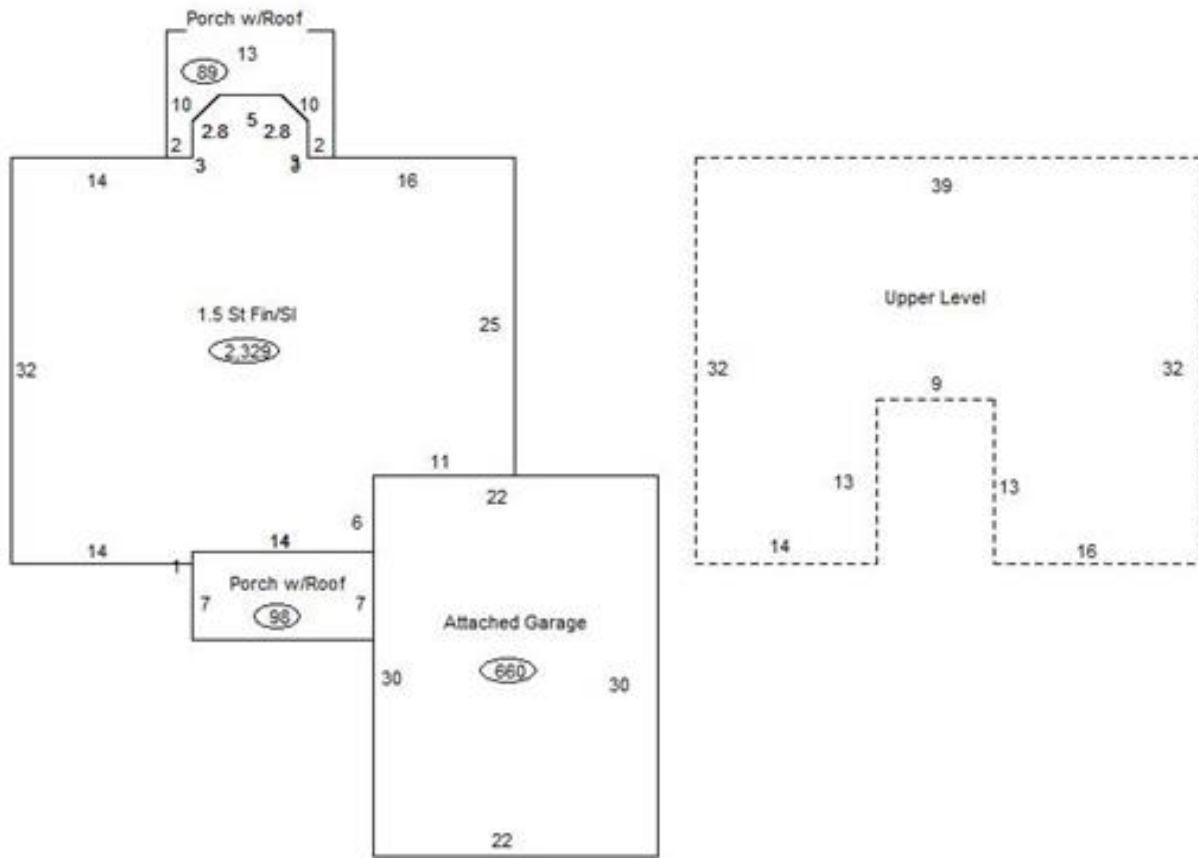
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Sketch Image

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**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	1,198	1.944	2,329
2	G	1		13	Attached Garage	660	1.000	660
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PRCH		13	SLBC	89	1.000	89
5	U	^UL	Overhang	13	Upper Level	1,131	1.000	1,131
<b>Total Building Area</b>						1,198		2,329