



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 660002407 Parcel ID 000000-00-0-10285-001-0013 Cadastral ID 03-21-16-04730 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 331310 LEE, EVAN SCOTT & JESSICA 1805 NE OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01805 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_001: 3/28/2023</p>																																		
Legal Description Lat/Long: 36.32746717 -95.59133568																																							
LOT 13 BLOCK 1 OAK RIDGE ESTATES I					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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																																			
Exemptions					Sale History																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																														
H	Homestead	No	1,000		/	CLAUSSEN, TARA J	07/10/2020	300,000	YES																														
					2369/111	DOTSON, RAYMOND W &	11/15/2013	285,000	YES																														
					1860/348	KELLER, PENELOPE FLORENCE~&	04/17/2007	249,500	YES																														
					1177/337	WATERS, GARY L & DEBORAH L	06/15/1999	216,500	Yes																														
					885/879	WYLIE, GREG	07/01/1992	149,000	Yes																														
					873/358	WYLIE, GREG	02/11/1992	18,500	Yes																														
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																														
Remove Cap	2021		Land Value	121,586	106,226	11%	11,685	Assessed	40,436	3,737.50																													
Year Frozen	0		Improvements	261,370	261,370		28,751	Penalty	0																														
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00																													
TIF Project ID	0		Total Value	382,956	367,596		40,436	Total Taxable	40,436	3,737.00																													
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660002407	LEE, EVAN SCOTT &			17	380,687	0	38,510	3,559.00																														
2024	2024-660002407	LEE, EVAN SCOTT &			17	380,979	0	36,677	3,390.00																														
2023	2023-660002407	LEE, EVAN SCOTT &			17	317,544	0	34,930	3,200.00																														
2022	2022-660002407	LEE, EVAN SCOTT &			17	317,532	0	34,780	3,220.00																														
2021	2021-660002407	LEE, EVAN SCOTT &			17	301,125	0	33,124	2,925.00																														
2020	2020-660002407	LEE, EVAN SCOTT &			17	308,224	0	33,905	3,105.00																														
2019	2019-660002407	CLAUSSEN, TARA J			17	295,556	0	32,511	3,011.00																														
2018	2018-660002407	CLAUSSEN, TARA J			17	304,237	0	33,466	3,092.00																														
2017	2017-660002407	CLAUSSEN, TARA J			17	301,737	0	33,191	3,048.00																														
2016	2016-660002407	CLAUSSEN, TARA J			17	293,832	0	32,322	3,034.00																														
2015	2015-660002407	CLAUSSEN, TARA J			17	285,953	0	31,455	2,837.00																														
2014	2014-660002407	CLAUSSEN, TARA J			17	291,608	0	32,077	2,975.00																														
2013	2013-660002407	DOTSON, RAYMOND W &			17	250,271	1000	25,012	2,289.00																														



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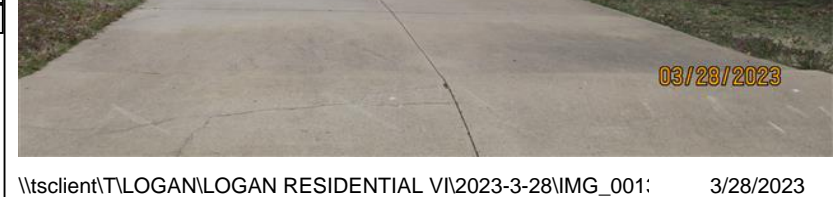
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3621	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	102,895.00 x 1.18 = 121,586	
Factor Value		
Adjustments	1.0000	
Lot Value	121,586	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,702 / 3,138
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,702
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	817 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	343,002	109.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	437,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.17	Total Misc Impr	+	23,448			
Roofing Adj	+ 2.63	Garage Cost	+	24,338			
Subfloor Adj	+ -1.25	Total RCN	=	384,368			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	122,998			
Plumbing Adj	+ 7.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	261,370			
Adj Base Cost	= 107.26	Lot Value	+	121,586			
Total Area	x 3,138	Indicated Value	=	382,956			
Adjusted Cost	= 336,582	Value Per SqFt		122.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	261,370		
Lot Value	121,586		
Indicated Value	382,956	122.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	382,956	122.04	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	6461	367		367	25.78		9,461
PRCH	SLAB PORCH - COVERED	6462	323		323	25.92		8,372



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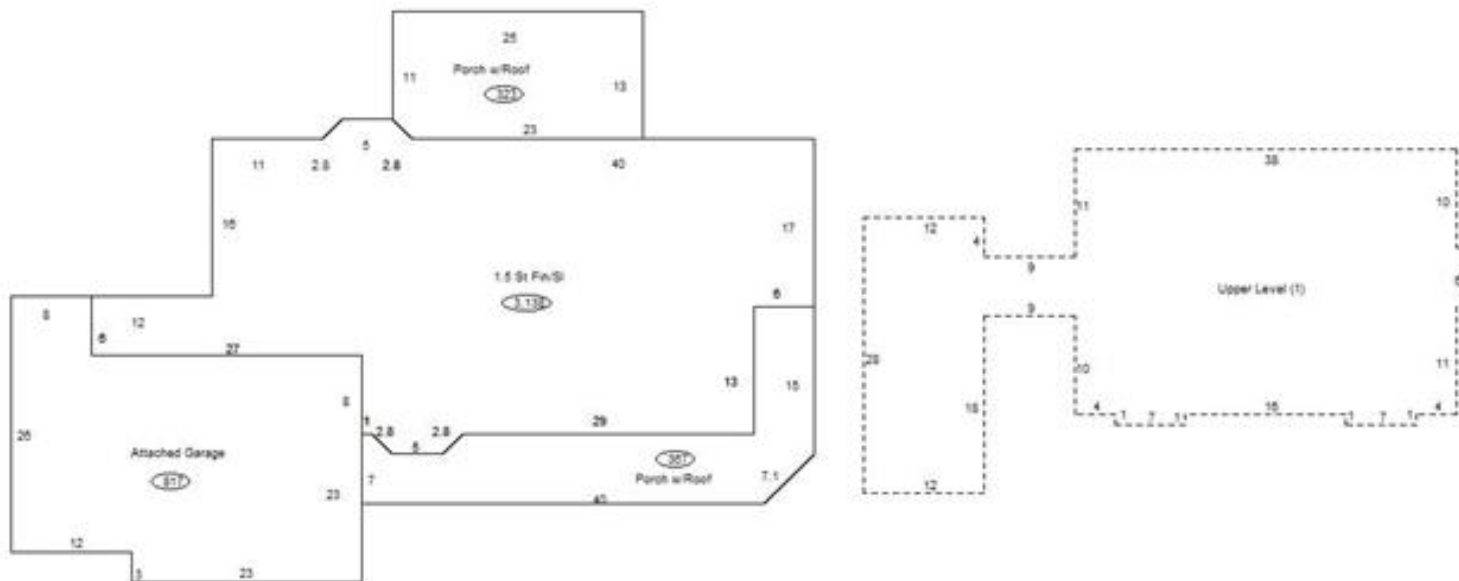
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Sketch Image

660002407



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/Sl	1,702	1.844	3,138
2	G	1		13	Attached Garage	817	1.000	817
3	M	PRCH		13	SLBC	367	1.000	367
4	M	PRCH		13	SLBC	323	1.000	323
5	U	^UL		13	Upper Level (1)	1,436	1.000	1,436
Total Building Area						1,702		3,138