



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 12:19:38  
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Assessment Data	Primary Image
<b>Account</b> 660002421 <b>Parcel ID</b> 000000-00-0-10285-001-0027 <b>Cadastral ID</b> 03-21-16-04870 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 332627 GELON LAU & JEANINE HANKINS LAU REVOCABLE LIVING TRUST	

1602 NE OAKRIDGE DR  
CLAREMORE OK 74017-0000

**Parcel Location**

**Situs** 01602 OAK RIDGE DR  
**Subdivision** OAK RIDGE ESTATES I  
**Lot/Block** 0027 / 0001 **Parcel Size** 1 - Lots  
**Sec/Twn/Rng** 3 / 21 / 16 / 5  
**Neighborhood** 1173 - R-V01-SE CLAREMORE  
**School District** S001 - CLAREMORE SCHOOLS



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG\_002' 3/28/2023

**Legal Description** Lat/Long: 36.32455079 -95.58959804

LOT 27 BLOCK 1 OAK RIDGE ESTATES I

Building Permits				
Number	Description	Opened	Closed	Amount
4265	R15-NEW 2648 SQ FT SFR	08/2013	06/2014	

Exemptions				
Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History				
Bk/Pg	Grantor	Date	Price	Code
/	THOMAS, JAMES H & KATHRYN E	10/26/2020	435,000	YES
2389/375	LONGHORN CONSTRUCTION LLC	03/12/2014	450,500	YES
2351/109	DORSEY, KENDALL &	08/21/2013	55,000	15
2006/591	DORSEY, KENDALL W &	01/15/2009	0	4
1679/837	GUINN & THOMAS BUILDERS-LLC	05/18/2005	55,500	YES
1520/352	HENRY, JOHN BRET & KARLA J	09/05/2003	50,000	YES

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2021	Land Value	80,287	80,287	11%	8,832	Assessed	54,168	5,006.75
Year Frozen	0	Improvements	414,550	412,142		45,336	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	494,837	492,429		54,168	Total Taxable	53,168	4,914.00

Assessment History							
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002421	GELON LAU & JEANINE HANKINS LAU	17	478,087	1000	51,590	4,768.00
2024	2024-660002421	GELON LAU & JEANINE HANKINS LAU	17	492,352	1000	51,397	4,750.00
2023	2023-660002421	GELON LAU & JEANINE HANKINS LAU	17	492,499	1000	49,870	4,568.00
2022	2022-660002421	GELON LAU & JEANINE HANKINS LAU	17	487,495	1000	48,389	4,479.00
2021	2021-660002421	GELON LAU & JEANINE HANKINS LAU	17	435,912	1000	46,950	4,146.00
2020	2020-660002421	THOMAS, JAMES H & KATHRYN E	17	448,487	1000	47,209	4,323.00
2019	2019-660002421	THOMAS, JAMES H & KATHRYN E	17	425,501	0	46,805	4,335.00
2018	2018-660002421	THOMAS, JAMES H & KATHRYN E	17	437,294	0	48,102	4,445.00
2017	2017-660002421	THOMAS, JAMES H & KATHRYN E	17	450,500	0	49,555	4,551.00
2016	2016-660002421	THOMAS, JAMES H & KATHRYN E	17	450,500	0	49,555	4,651.00
2015	2015-660002421	THOMAS, JAMES H & KATHRYN E	17	450,500	0	49,555	4,469.00
2014	2014-660002421	THOMAS, JAMES H & KATHRYN E	17	50,000	0	5,500	510.00
2013	2013-660002421	LONGHORN CONSTRUCTION LLC	17	34,000	0	3,740	342.00



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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> 30642 <b>Non-Ag Acres</b> 1.0508 <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> 45,771.00 x 1.75 = 80,287 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 80,287		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 4 - Good <b>Architecture</b> <b>Style</b> 100% 1 1/2 Story Finished <b>Exterior Wall</b> 100% Veneer, Masonry <b>Base/Total Area</b> 2,556 / 2,982 <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> 2,556 <b>Fixture/RghIn</b> 16 / <b>Bed/F/H Bath</b> 3 / 3.5 / <b>Basement Area</b> <b>Garage Type</b> 1,134 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 2014 / 9		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,556 / 2,982
<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>	2,556
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	3 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,134 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2014 / 9

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	102.38	<b>Total Misc Impr</b>	+ 18,322
<b>Roofing Adj</b>	+ 4.97	<b>Garage Cost</b>	+ 51,506
<b>Subfloor Adj</b>	+ -3.92	<b>Total RCN</b>	= 455,550
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 9%)</b>	- 41,000
<b>Plumbing Adj</b>	+ 9.61	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 414,550
<b>Adj Base Cost</b>	= 129.35	<b>Lot Value</b>	+ 80,287
<b>Total Area</b>	x 2,982	<b>Indicated Value</b>	= 494,837
<b>Adjusted Cost</b>	= 385,722	<b>Value Per SqFt</b>	165.94

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>	463,503 155.43 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

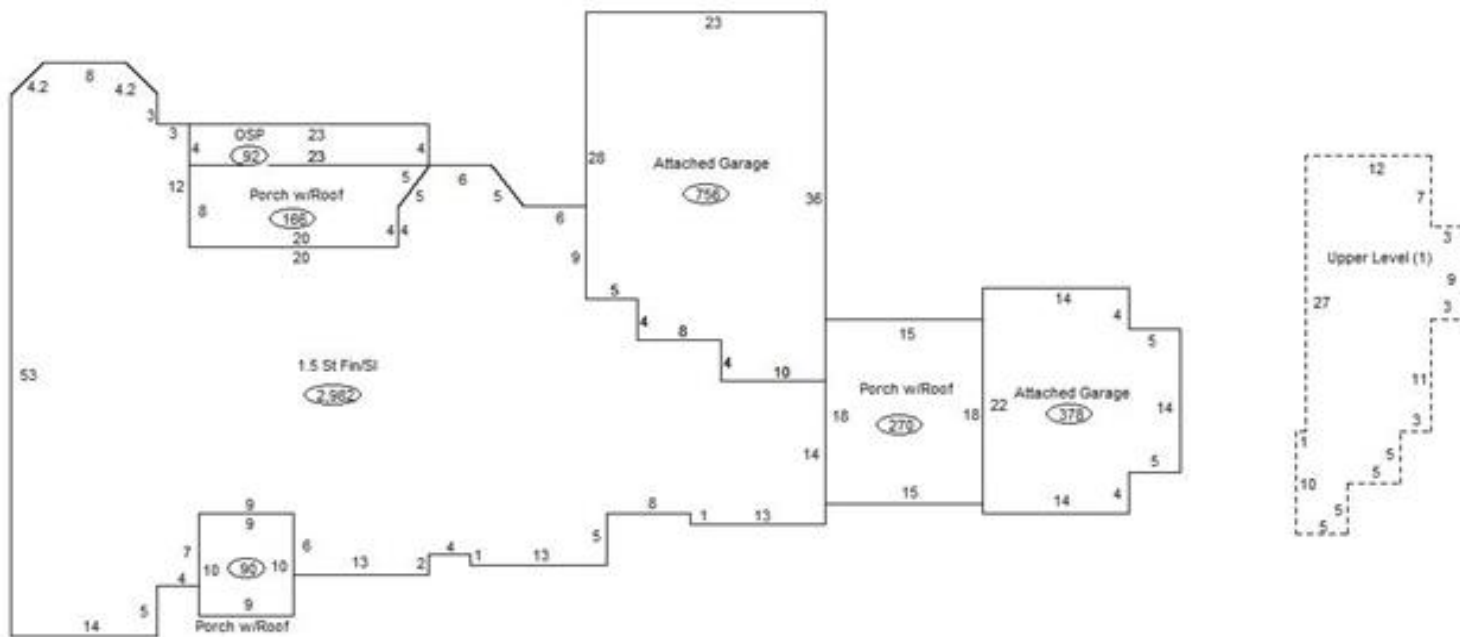
Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	414,550
<b>Lot Value</b>	80,287
<b>Indicated Value</b>	494,837 165.94 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	494,837 165.94 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120332	10x9		90	32.91		2,962
PRCH	SLAB PORCH - COVERED	120333	166		166	32.46		5,388
PATO	SLAB PORCH - OPEN	120334	23x4		92	14.39		1,324
PRCH	SLAB PORCH - COVERED	120335	18x15		270	32.03		8,648



Sketch Image

660002421



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	2,556	1.167	2,982
2	U	^UL		13	Upper Level (1)	426	1.000	426
3	G	1		13	Attached Garage	756	1.000	756
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PRCH		13	SLBC	166	1.000	166
6	M	PATO		13	Open Slab	92	1.000	92
7	M	PRCH		13	SLBC	270	1.000	270
8	G	1		13	Attached Garage	378	1.000	378
<b>Total Building Area</b>						<b>2,556</b>		<b>2,982</b>