



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	660003080				<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0065.JPG 4/5/2023</p>				
Parcel ID	21N16E-04-1-00000-000-0000								
Cadastral ID	04-21-16-01900								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	304512								
LEUELLEN, CAROLYN S									
2715 N SIOUX AVE CLAREMORE OK 74017-1140									
Parcel Location									
Situs	02715 N SIOUX AVE								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33298601 -95.59726515									
BEG: NE/C LOT 1; S ON SEC/L 1311.75' TO POB; N 208.71'; W 208.71'; S 208.71'; E 208.71'; TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R10	R10 REMODEL	02/2009	07/2009						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2162/393	LEUELLEN, LARRY J &	03/15/2011	0	4					
2095/933	SHIVELY, BERNARD &	04/12/2010	0	4					
2095/938	SHIVELY, JANICE K	04/12/2010	135,000	YES					
1966/432	MILBURN, STARLING G &-PEARL E	07/14/2008	50,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2011	Land Value	32,481	32,481	11%	3,573	Assessed	16,228 1,499.95	
Year Frozen	0	Improvements	115,045	115,045		12,655	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	147,526	147,526		16,228	Total Taxable	16,228 1,500.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003080	LEUELLEN, CAROLYN S	17	148,415	0	15,779	1,458.00		
2024	2024-660003080	LEUELLEN, CAROLYN S	17	156,962	0	15,027	1,389.00		
2023	2023-660003080	LEUELLEN, CAROLYN S	17	130,107	0	14,312	1,311.00		
2022	2022-660003080	LEUELLEN, CAROLYN S	17	134,045	0	14,745	1,365.00		
2021	2021-660003080	LEUELLEN, CAROLYN S	17	143,284	0	15,761	1,392.00		
2020	2020-660003080	LEUELLEN, CAROLYN S	17	141,064	0	15,517	1,421.00		
2019	2019-660003080	LEUELLEN, CAROLYN S	17	135,874	0	14,946	1,384.00		
2018	2018-660003080	LEUELLEN, CAROLYN S	17	146,312	0	16,094	1,487.00		
2017	2017-660003080	LEUELLEN, CAROLYN S	17	145,136	0	15,965	1,466.00		
2016	2016-660003080	LEUELLEN, CAROLYN S	17	141,436	0	15,558	1,460.00		
2015	2015-660003080	LEUELLEN, CAROLYN S	17	136,361	0	15,000	1,353.00		
2014	2014-660003080	LEUELLEN, CAROLYN S	17	140,068	0	15,403	1,428.00		
2013	2013-660003080	LEUELLEN, CAROLYN S	17	133,359	0	14,669	1,342.00		




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8473 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 36,910.00 x .88 = 32,481 Factor Value Adjustments 1.0000 Lot Value 32,481		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0065.JPG 4/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,971 / 1,971
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1976 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	123,213	62.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	94.01	Total Misc Impr	+	2,311	
Roofing Adj	+ 3.84	Garage Cost	+		
Subfloor Adj	+ 2.20	Total RCN	=	232,445	
Heat/Cool Adj	+ 10.30	Depreciation (52%)	-	120,871	
Plumbing Adj	+ 6.41	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	111,574	
Adj Base Cost	= 116.76	Lot Value	+	32,481	
Total Area	x 1,971	Indicated Value	=	144,055	
Adjusted Cost	= 230,134	Value Per SqFt		73.09	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,574		
Lot Value	32,481		
Indicated Value	144,055	73.09	Per SqFt
Agland Value			
Site Improvements	3,471		
Total Value	147,526	74.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	7776	9x5		45	10.24		461
PRCH	SLAB PORCH - COVERED	7777	88		88	21.02		1,850



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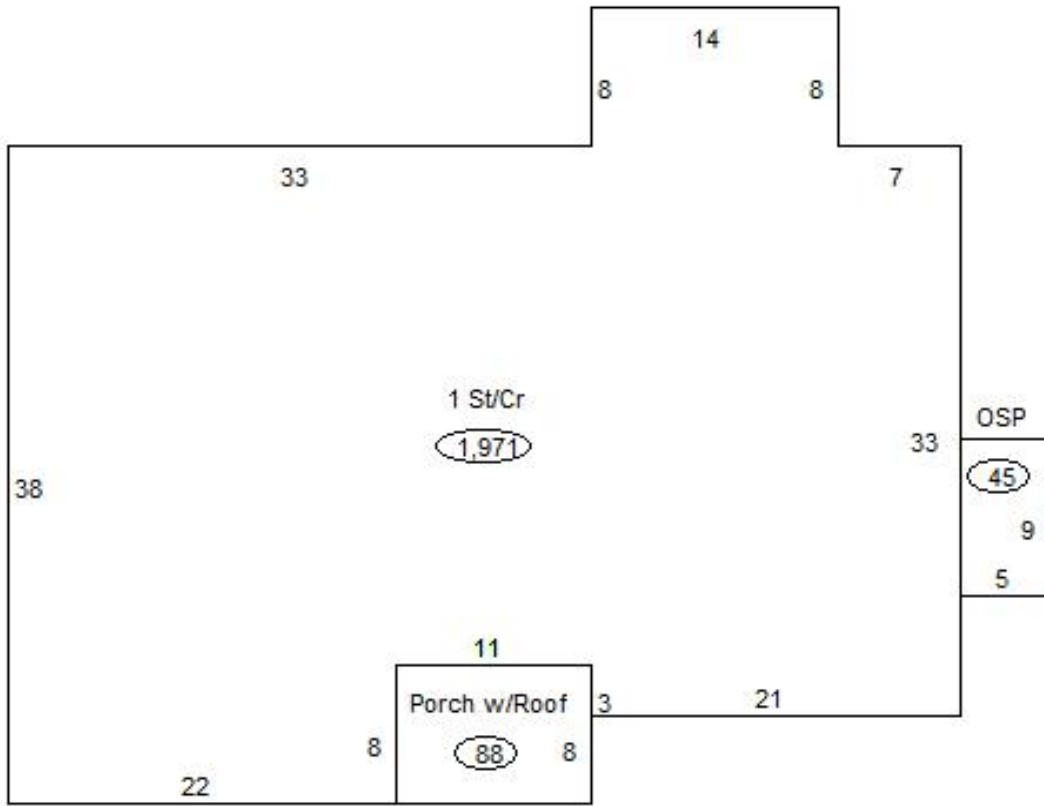
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,971	1.000	1,971
2	M	PATO		13	Open Slab	45	1.000	45
3	M	PRCH		13	SLBC	88	1.000	88
Total Building Area						1,971		1,971



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	0x0x0			480	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (10.33 x 480)		4,958		4,958	1,487	3,471
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						