




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:09:25
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Assessment Data					Primary Image									
Account	660003083				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0070.JPG 4/5/2023</p>									
Parcel ID	21N16E-04-1-00000-000-0000													
Cadastral ID	04-21-16-02200													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	306275													
LEE, CAROLINE SUE														
325 E LOWRY RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00325 LOWERY RD													
Subdivision														
Lot/Block	/	Parcel Size	1.5 - Acres											
Sec/Twn/Rng	4 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.33562977 -95.59942964														
BEG: NW/C LOT 1; S 89-57-52 E ALG N/L LOT 1, 493.35' TO POB; S 400'; S 89-57-52 E 163.35'; N 400'; N 89-57-52 W 163.35' TO POB														
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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
HV	Veteran	No	999,999											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	LEE, AARON W	10/13/2021	0	4										
2508/599	LEE, CAROLINE SUE	10/29/2015	0	4										
2222/180	IRVING, BETTIE L	01/30/2012	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	45,801	31,664	11%	3,483	Assessed	10,285 950.64						
Year Frozen	0	Improvements	65,114	61,839		6,802	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	110,915	93,503		10,285	Total Taxable	9,285 858.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003083	LEE, CAROLINE SUE	17	109,071	1000	8,986	831.00							
2024	2024-660003083	LEE, CAROLINE SUE	17	113,778	1000	8,695	804.00							
2023	2023-660003083	LEE, CAROLINE SUE	17	85,569	0	9,413	862.00							
2022	2022-660003083	LEE, CAROLINE SUE	17	86,861	0	9,555	885.00							
2021	2021-660003083	LEE, AARON W	17	91,203	10033		.00							
2020	2020-660003083	LEE, AARON W	17	91,723	10090		.00							
2019	2019-660003083	LEE, AARON W	17	89,626	9859		.00							
2018	2018-660003083	LEE, AARON W	17	93,930	10332		.00							
2017	2017-660003083	LEE, AARON W	17	93,277	10260		.00							
2016	2016-660003083	LEE, AARON W	17	91,309	10044		.00							
2015	2015-660003083	LEE, CAROLINE SUE	17	89,932	0	9,891	892.00							
2014	2014-660003083	LEE, CAROLINE SUE	17	91,411	0	9,420	874.00							
2013	2013-660003083	LEE, CAROLINE SUE	17	87,950	0	8,972	821.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1.5 Non-Ag Acres 1.3897 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 60,533.00 x .76 = 45,801 Factor Value Adjustments 1.0000 Lot Value 45,801		<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0070.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% Frame, Siding, Wood
Base/Total Area	1,116 / 1,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,116
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 46

Cost Approach				Manual : 01/2025			
Base Cost	92.80	Total Misc Impr	+ 1,399				
Roofing Adj	+ 4.16	Garage Cost	+ 10,953				
Subfloor Adj	+ 0.00	Total RCN	= 144,698				
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 79,584				
Plumbing Adj	+ 11.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 65,114				
Adj Base Cost	= 118.59	Lot Value	+ 45,801				
Total Area	x 1,116	Indicated Value	= 110,915				
Adjusted Cost	= 132,346	Value Per SqFt	99.39				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	122,610	109.87	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,114		
Lot Value	45,801		
Indicated Value	110,915	99.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	110,915	99.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7783	3x3		9	21.27		191
PATO	SLAB PORCH - OPEN	7784	12x10		120	10.07		1,208



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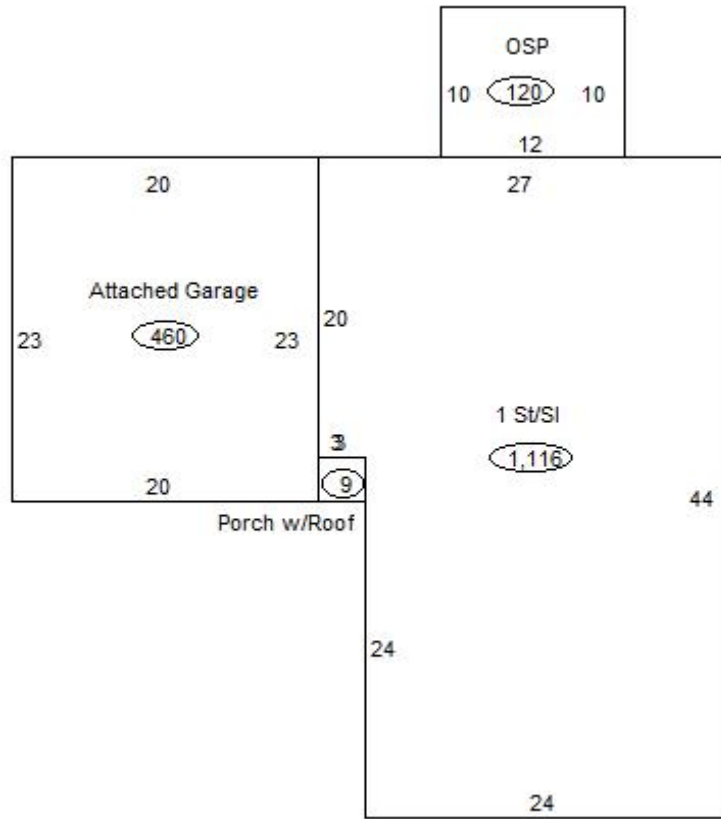
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,116	1.000	1,116
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	9	1.000	9
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,116		1,116