



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 660003755 Parcel ID 21N15E-05-4-00000-000-0000 Cadastral ID 05-21-15-04270 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 258860 MATHEWS, LESLIE & LYNN 19704 COVEY CT CLAREMORE OK 74019-0000 Parcel Location Situs 19704 S COVEY CT Subdivision Lot/Block / Parcel Size 1.7 - Acres Sec/Twn/Rng 5 / 21 / 15 / 4 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS	<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0331\IMG_0068. 4/1/2022</p>																				
Legal Description Lat/Long: 36.32696685 -95.72979345 A TR IN S2 NW SE DESC AS; BEG AT PT 50' W NW/C LOT 6 AMD RODEN SUB, TH W 219.64', S 409.22' TO N ROW/L ST, NELY ALG ST ROW TO A PT 50 W OF SW/C SD LOT 6, TH N 308' TO POB AKA VACATED LOT 7 AMD RODEN SUB	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															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>961/658</td> <td>SHAFFER, JAMES K</td> <td>07/07/1994</td> <td>12,500</td> <td>No</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	961/658	SHAFFER, JAMES K	07/07/1994	12,500	No
Code	Type	Active	Maximum	Exemption																	
H	Homestead	No	1,000																		
Bk/Pg	Grantor	Date	Price	Code																	
961/658	SHAFFER, JAMES K	07/07/1994	12,500	No																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value 59,439	24,301	11%	2,673	Assessed	9,970	976.66	
Year Frozen	0	Improvements 72,925	66,340		7,297	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 132,364	90,641		9,970	Total Taxable	9,970	977.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660003755	MATHEWS, LESLIE &	3	132,108	0	9,496	930.00	
2024	2024-660003755	MATHEWS, LESLIE &	3	147,474	0	9,044	869.00	
2023	2023-660003755	MATHEWS, LESLIE &	3	118,116	0	8,613	807.00	
2022	2022-660003755	MATHEWS, LESLIE &	3	118,985	0	8,203	804.00	
2021	2021-660003755	MATHEWS, LESLIE &	3	118,231	1000	6,812	659.00	
2020	2020-660003755	MATHEWS, LESLIE &	3	118,792	1000	6,585	636.00	
2019	2019-660003755	MATHEWS, LESLIE &	3	104,524	1000	6,364	615.00	
2018	2018-660003755	MATHEWS, LESLIE &	3	106,658	1000	6,149	572.00	
2017	2017-660003755	MATHEWS, LESLIE &	3	105,896	1000	5,941	559.00	
2016	2016-660003755	MATHEWS, LESLIE &	3	103,535	1000	5,739	540.00	
2015	2015-660003755	MATHEWS, LESLIE &	3	101,727	1000	5,543	526.00	
2014	2014-660003755	MATHEWS, LESLIE &	3	106,266	1000	5,352	512.00	
2013	2013-660003755	MATHEWS, LESLIE &	3	101,865	1000	5,168	484.00	



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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	1.7		
Non-Ag Acres	1.7291		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	75,318.00 x .79 = 59,439		
Factor Value			
Adjustments	1.0000		
Lot Value	59,439		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,392
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	463 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 51

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	131,798 94.68 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	72,925
Lot Value	59,439
Indicated Value	132,364 95.09 Per SqFt
Agland Value	
Site Improvements	
Total Value	132,364 95.09 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.04	Total Misc Impr	+ 16,264
Roofing Adj	+ 3.88	Garage Cost	+ 11,006
Subfloor Adj	+ 0.00	Total RCN	= 178,024
Heat/Cool Adj	+ 10.30	Depreciation (60%)	- 106,814
Plumbing Adj	+ 9.08	Lump Sums	+ 1,715
Basement Adj	+ 0.00	RCNLD	= 72,925
Adj Base Cost	= 108.30	Lot Value	+ 59,439
Total Area	x 1,392	Indicated Value	= 132,364
Adjusted Cost	= 150,754	Value Per SqFt	95.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	9261	304		304	53.50		16,264
WODO	WOOD DECK - OPEN	9262	20x12		240	17.86	60%	1,715



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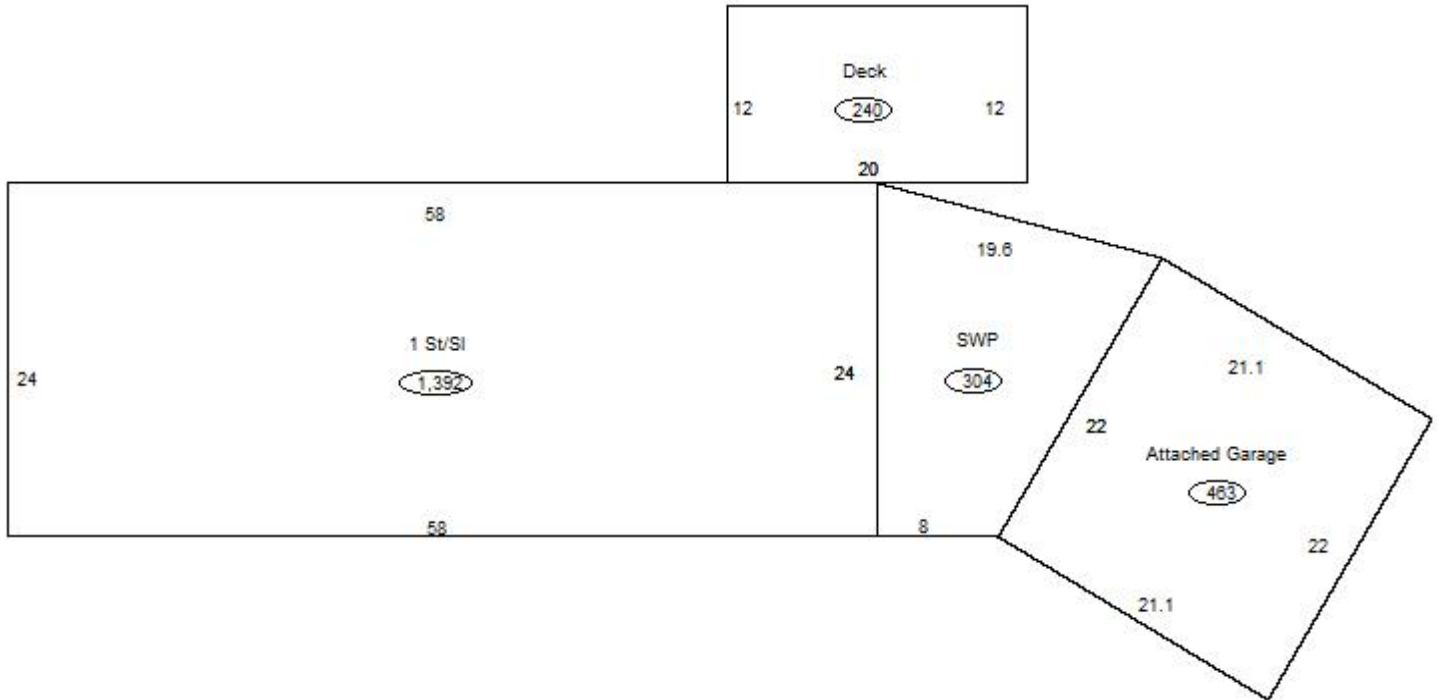
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Sketch Image

660003755



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,392	1.000	1,392
2	G	1		13	Attached Garage	463	1.000	463
3	M	EPSW		13	EPSW	304	1.000	304
4	M	WODO		13	WODO	240	1.000	240
Total Building Area						1,392		1,392