



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	660004035								
Parcel ID	000000-00-0-10230-003-0009								
Cadastral ID	05-21-16-05860								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	286612								
WHELESS, LEIGH									
844 MINGO CT CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00844 MINGO CT								
Subdivision	LINDWOOD								
Lot/Block	0009 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1183 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32351433 -95.61623252									
Building Permits									
LOT 9 BLOCK 3 LINDWOOD									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1619/784	WILLARD, TONYA	09/08/2004	64,000	YES
					1123/430	SELF, STEVEN W	07/24/1998	62,000	Yes
					1008/448	DARNELL, STEVEN L	11/17/1995	52,500	Yes
					858/220			42,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2005	Land Value	37,640	23,412	11%	2,575	Assessed	11,464	1,059.62
Year Frozen	0	Improvements	85,625	80,809		8,889	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	123,265	104,221		11,464	Total Taxable	10,464	967.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004035	WHELESS, LEIGH	17	120,370	1000	10,130	936.00		
2024	2024-660004035	WHELESS, LEIGH	17	120,587	1000	9,806	906.00		
2023	2023-660004035	WHELESS, LEIGH	17	106,100	1000	9,492	869.00		
2022	2022-660004035	WHELESS, LEIGH	17	92,600	1000	9,186	850.00		
2021	2021-660004035	WHELESS, LEIGH	17	93,344	1000	9,268	818.00		
2020	2020-660004035	WHELESS, LEIGH	17	94,127	1000	9,168	840.00		
2019	2019-660004035	WHELESS, LEIGH	17	89,748	1000	8,872	822.00		
2018	2018-660004035	WHELESS, LEIGH	17	93,539	1000	8,786	812.00		
2017	2017-660004035	WHELESS, LEIGH	17	92,802	1000	8,501	781.00		
2016	2016-660004035	WHELESS, LEIGH	17	90,580	1000	8,224	772.00		
2015	2015-660004035	WHELESS, LEIGH	17	81,415	1000	7,956	718.00		
2014	2014-660004035	WHELESS, LEIGH	17	83,884	1000	7,955	738.00		
2013	2013-660004035	WHELESS, LEIGH	17	80,495	1000	7,694	704.00		



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	7500	
Non-Ag Acres	0.1728	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,528.00 x 5.00 = 37,640	
Factor Value		
Adjustments	1.0000	
Lot Value	37,640	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_002 4/18/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	90,110	62.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	132,370		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,625		
Lot Value	37,640		
Indicated Value	123,265	85.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	123,265	85.60	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.26	Total Misc Impr	+	6,063			
Roofing Adj	+ 4.10	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	174,745			
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	89,120			
Plumbing Adj	+ 3.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	85,625			
Adj Base Cost	= 117.14	Lot Value	+	37,640			
Total Area	x 1,440	Indicated Value	=	123,265			
Adjusted Cost	= 168,682	Value Per SqFt		85.60			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10248	8x6		48	21.14		1,015
PRCH	SLAB PORCH - COVERED	10249	246		246	20.52		5,048



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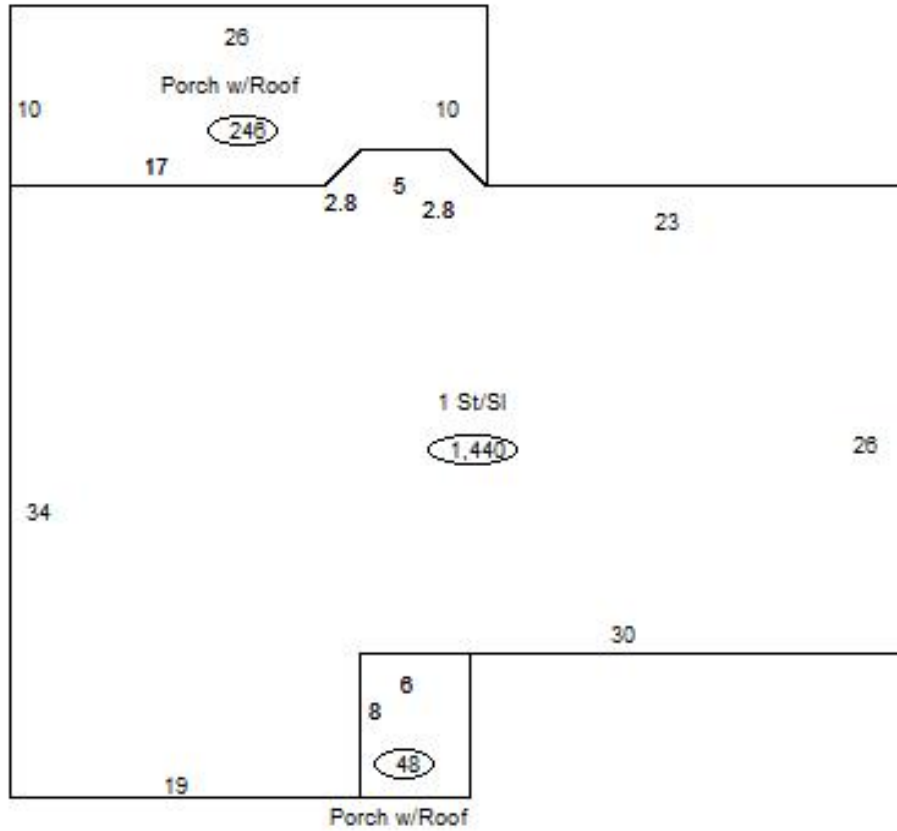
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Sketch Image

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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/SI	1,440	1.000	1,440
2	M	PRCH		13	SLBC	48	1.000	48
3	M	PRCH		13	SLBC	246	1.000	246
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				