



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	660004297													
Parcel ID	000000-00-0-10520-003-0004													
Cadastral ID	05-21-16-08480													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	317537													
LEINWEBER, JASON														
1509 GREENLEAF ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01509 GREENLEAF ST													
Subdivision	WILL ROGERS HGTS III													
Lot/Block	0004 / 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: 36.32644636 -95.62895149														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 4 BLOCK 3 WILL ROGERS HGTS III														
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2527/393	LUSK, EULA MAE ESTATE	01/25/2016	107,500	7										
971/163	HAYES, THOMAS C &	10/17/1994	87,000	Yes										
936/495	HAWKINS, MARY I	11/12/1993	81,500	Yes										
891/536	SUMMERS, JOE (MRS)	08/31/1992	70,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2017	Land Value	53,919	35,299	11%	3,883	Assessed	17,934	1,657.64					
Year Frozen	0	Improvements	128,335	127,740		14,051	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	182,254	163,039		17,934	Total Taxable	16,934	1,565.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004297	LEINWEBER, JASON	17	177,939	1000	16,412	1,517.00							
2024	2024-660004297	LEINWEBER, JASON	17	183,470	1000	15,905	1,470.00							
2023	2023-660004297	LEINWEBER, JASON	17	156,367	1000	15,413	1,412.00							
2022	2022-660004297	LEINWEBER, JASON	17	144,860	1000	14,935	1,383.00							
2021	2021-660004297	LEINWEBER, JASON	17	155,606	1000	15,867	1,401.00							
2020	2020-660004297	LEINWEBER, JASON	17	152,555	1000	15,376	1,408.00							
2019	2019-660004297	LEINWEBER, JASON	17	144,535	1000	14,899	1,380.00							
2018	2018-660004297	LEINWEBER, JASON	17	149,219	1000	15,414	1,424.00							
2017	2017-660004297	LEINWEBER, JASON	17	147,946	1000	15,274	1,403.00							
2016	2016-660004297	LEINWEBER, JASON	17	144,095	0	12,217	1,147.00							
2015	2015-660004297	LUSK, EULA MAE ESTATE	17	139,550	0	11,636	1,049.00							
2014	2014-660004297	LUSK, EULA MAE ESTATE	17	140,676	0	11,082	1,028.00							
2013	2013-660004297	LUSK, EULA MAE ESTATE	17	133,650	0	10,553	966.00							



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	11855		
Non-Ag Acres	0.2811		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	12,244.00 x 4.40 = 53,919		
Factor Value			
Adjustments	1.0000		
Lot Value	53,919		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,672
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	642 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	182,800	109.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	209,200		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.01	Total Misc Impr	+ 16,048				
Roofing Adj	+ 4.33	Garage Cost	+ 16,750				
Subfloor Adj	+ -1.15	Total RCN	= 240,728				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 113,142				
Plumbing Adj	+ 7.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 127,586				
Adj Base Cost	= 124.36	Lot Value	+ 53,919				
Total Area	x 1,672	Indicated Value	= 181,505				
Adjusted Cost	= 207,930	Value Per SqFt	108.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,586		
Lot Value	53,919		
Indicated Value	181,505	108.56	Per SqFt
Agland Value			
Site Improvements	749		
Total Value	182,254	109.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2011	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	11015	306		306	23.24		7,111
PRCH	SLAB PORCH - COVERED	11016	27x6		162	23.71		3,841



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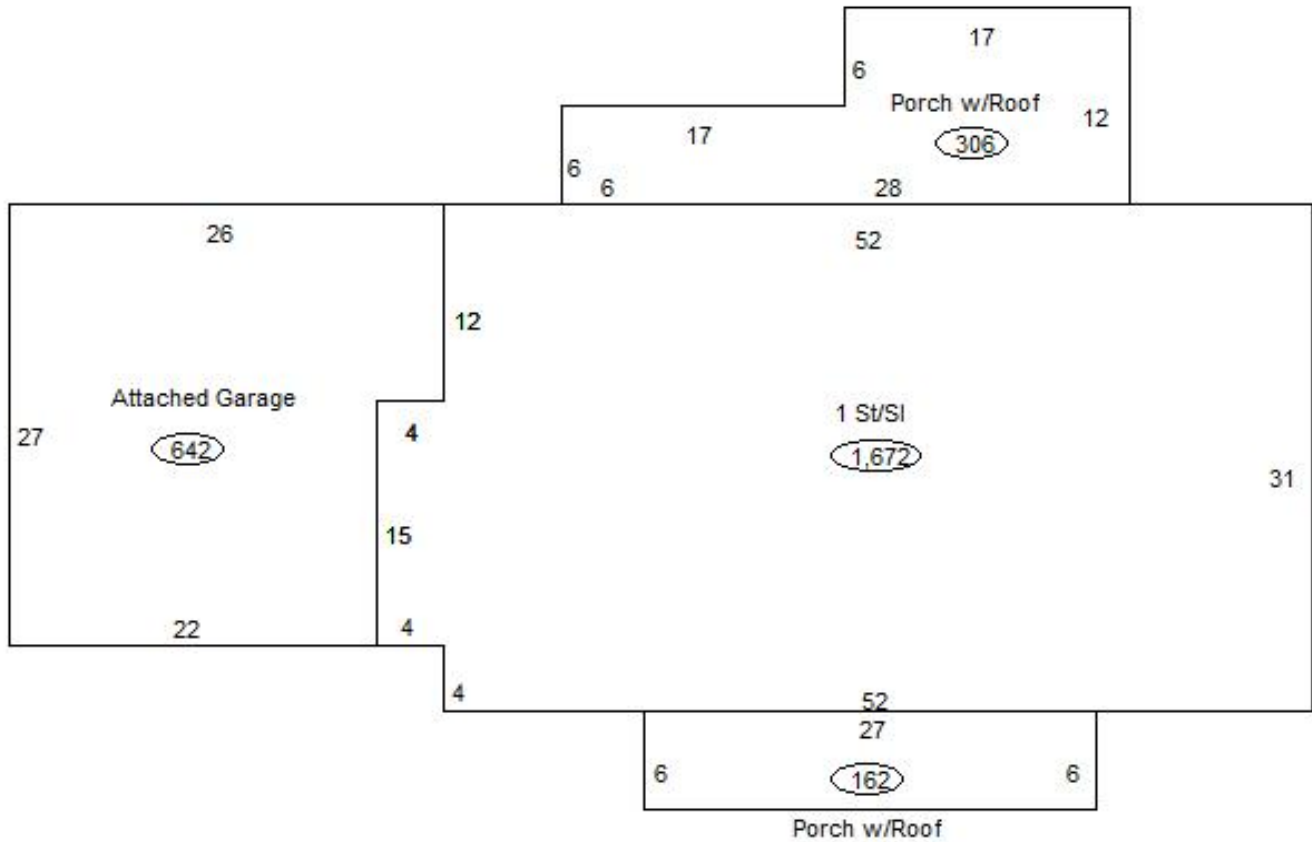
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Sketch Image

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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	1,672	1.000	1,672
2	G	1		13	Attached Garage	642	1.000	642
3	M	PRCH		13	SLBC	306	1.000	306
4	M	PRCH		13	SLBC	162	1.000	162
Total Building Area						1,672		1,672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x20x0			320
	Qual	2	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 320)	1,498		1,498	749