




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:29:40
Page 1

Assessment Data					Primary Image																																																	
Account 660004359 Parcel ID 000000-00-0-10525-003-0007 Cadastral ID 05-21-16-09100 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 299291 LEGEL, SEAN R 1450 PARADISE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01450 PARADISE LN Subdivision WILL ROGERS HGTS IV Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0002.JPG 4/19/2023</p>																																																	
Legal Description Lat/Long: 36.32439097 -95.62607866																																																						
LOT 7 BLOCK 3 WILL ROGERS HGTS IV					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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1986/689	BOYSEN, HARRY E &	10/22/2008	125,500	YES																																													
					820/133			56,000	No																																													
					801/755			0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2009</td> <td>Land Value</td> <td>53,902</td> <td>29,558</td> <td>11%</td> <td>3,251</td> <td>Assessed</td> <td>17,860 1,650.80</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>145,164</td> <td>132,807</td> <td> </td> <td>14,609</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>199,066</td> <td>162,365</td> <td> </td> <td>17,860</td> <td>Total Taxable</td> <td>16,860 1,558.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2009	Land Value	53,902	29,558	11%	3,251	Assessed	17,860 1,650.80	Year Frozen	0	Improvements	145,164	132,807		14,609	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	TIF Project ID	0	Total Value	199,066	162,365		17,860	Total Taxable	16,860 1,558.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004359	LEGEL, SEAN R	17	191,674	1000	16,340	1,510.00																																															
2024	2024-660004359	LEGEL, SEAN R	17	199,445	1000	15,835	1,463.00																																															
2023	2023-660004359	LEGEL, SEAN R	17	155,947	1000	15,345	1,406.00																																															
2022	2022-660004359	LEGEL, SEAN R	17	144,261	1000	14,869	1,376.00																																															
2021	2021-660004359	LEGEL, SEAN R	17	149,860	1000	15,079	1,331.00																																															
2020	2020-660004359	LEGEL, SEAN R	17	147,443	1000	14,611	1,338.00																																															
2019	2019-660004359	LEGEL, SEAN R	17	137,788	1000	14,157	1,311.00																																															
2018	2018-660004359	LEGEL, SEAN R	17	143,533	1000	14,438	1,334.00																																															
2017	2017-660004359	LEGEL, SEAN R	17	142,310	1000	13,989	1,285.00																																															
2016	2016-660004359	LEGEL, SEAN R	17	138,630	1000	13,552	1,272.00																																															
2015	2015-660004359	LEGEL, SEAN R	17	135,714	1000	13,129	1,184.00																																															
2014	2014-660004359	LEGEL, SEAN R	17	136,848	1000	12,717	1,179.00																																															
2013	2013-660004359	LEGEL, SEAN R	17	130,807	1000	12,317	1,127.00																																															



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Time 03:29:40
Page 2

Lot Data		Square-Foot - NBHD 1183 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	10500							
Non-Ag Acres	0.281							
Topography								
Street Access								
Utilities								
Amenities	LOT SIZE ADJUSTMENT	0	0					
Method	Square-Foot							
Base Lot Value	12,238.00 x 4.40 = 53,902							
Factor Value				\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0002.JPG 4/19/2023				
Adjustments	1.0000			GRM Approach				
Lot Value	53,902			GRM Code				
Residential Data				Gross Rent 0.00				
Type	1 Single Family Residence			Indicated Value				
Condition	3 - Average			Multiple Regression				
Quality	2.5 - Fair			MRA Code 1 Test				
Architecture	R3 Res Nbhd 3			Adusted R 0.8445				
Style	100% One Story			Indicated Value 182,046 102.39 Per SqFt				
Exterior Wall	100% Veneer, Stone			Direct Comparables				
Base/Total Area	1,778 / 1,778			Selection Model A Adam Test				
Style	100% One Story			Adjustment Model 1 2022 Residential				
HVAC	100% Warmed & Cooled Air			Comparables 6				
Roof Cover	1 Composition Shingle			Indicated Value 190,310 Per SqFt				
Area on Slab	1,778			Value Reconciliation				
Fixture/RghIn	11 /			Selected Approach Cost Approach				
Bed/F/H Bath	3 / 2.0 /			Improvements 145,164				
Basement Area				Lot Value 53,902				
Garage Type	528 Attached Garage - Unfinished 2 Stalls			Indicated Value 199,066 111.96 Per SqFt				
Remodel				Agland Value				
Year/Eff Age	1979 / 35			Site Improvements				
Cost Approach				Manual : 01/2025				
Base Cost 108.91				Total Misc Impr + 11,053				
Roofing Adj + 4.37				Garage Cost + 14,325				
Subfloor Adj + -1.15				Total RCN = 259,221				
Heat/Cool Adj + 11.47				Depreciation (44%) - 114,057				
Plumbing Adj + 7.92				Lump Sums + 0				
Basement Adj + 0.00				RCNLD = 145,164				
Adj Base Cost = 131.52				Lot Value + 53,902				
Total Area x 1,778				Indicated Value = 199,066				
Adjusted Cost = 233,843				Value Per SqFt 111.96				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11310	16x6		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	11311	154		154	23.74		3,656



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 Time 03:29:40
 Page 3

Sketch Image

660004359



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,778	1.000	1,778
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	154	1.000	154
Total Building Area						1,778		1,778