



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	660005750								
Parcel ID	000000-00-0-00615-004-0002								
Cadastral ID	06-22-16-02250								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	260430								
LEE, JOHN									
9986 E WALNUT RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	09986 S WALNUT RD								
Subdivision	PONDEROSA EXTENDED 2								
Lot/Block	0002 / 0004	Parcel Size .82 - Lots							
Sec/Twn/Rng	6 / 22 / 16 / 5								
Neighborhood	1085 - R-V04-NW SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.41800759 -95.64907447									
Building Permits									
LOT 2 BLOCK 4 PONDEROSA EXT. 2; LESS W 17' THEREOF.									
Number	Description		Opened	Closed	Amount				
1667	ADDITION		02/2001	09/2001					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					983/867	HALE, BEVERLY J	03/06/1995	8,000	No
					892/138	BELL, JOHN PAUL	08/27/1992	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax
Remove Cap	0	Land Value	48,403	26,107	11%	2,872	Assessed	4,174	427.13
Year Frozen	0	Improvements	43,556	11,832		1,302	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	91,959	37,939		4,174	Total Taxable	4,174	427.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660005750	LEE, JOHN			11	82,922	0	3,975	407.00
2024	2024-660005750	LEE, JOHN			11	82,453	0	3,786	389.00
2023	2023-660005750	LEE, JOHN			11	42,647	0	3,605	378.00
2022	2022-660005750	LEE, JOHN			11	36,685	0	3,434	362.00
2021	2021-660005750	LEE, JOHN			11	29,729	0	3,270	332.00
2020	2020-660005750	LEE, JOHN			11	29,556	0	3,251	342.00
2019	2019-660005750	LEE, JOHN			11	30,984	0	3,408	353.00
2018	2018-660005750	LEE, JOHN			11	31,625	0	3,479	364.00
2017	2017-660005750	LEE, JOHN			11	31,198	0	3,432	351.00
2016	2016-660005750	LEE, JOHN			11	31,198	0	3,432	353.00
2015	2015-660005750	LEE, JOHN			11	30,821	0	3,390	353.00
2014	2014-660005750	LEE, JOHN			11	31,198	0	3,432	357.00
2013	2013-660005750	LEE, JOHN			11	31,198	0	3,432	350.00



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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	9020		
Non-Ag Acres	0.3528		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	15,366.00 x 3.15 = 48,403		
Factor Value			
Adjustments	1.0000		
Lot Value	48,403		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG_001 11/8/2022

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 48,403				
Total Area	x	Indicated Value	= 48,403				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	48,403		
Indicated Value	48,403	0.00	Per SqFt
Agland Value			
Site Improvements	43,556		
Total Value	91,959	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)	36,300		36,300	5,445	30,855
	LT	LEAN-TO	0x0x0			400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 400)	1,168		1,168	467	701
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	18,000	12,000