



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:14:48
Page 1

Assessment Data					Primary Image																													
Account 660006110 Parcel ID 000000-00-0-10160-002-0006 Cadastral ID 07-21-16-02140 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 302973 LEES, RONALD D 3005 W BERWICK ST CLAREMORE OK 74017-0000 Parcel Location Situs 03005 W BERWICK Subdivision HIGHLANDS THE I Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (191)\IMG_0057.JPG 5/16/2023</p>																													
Legal Description Lat/Long: 36.30984035 -95.64947271																																		
LOT 6 BLOCK 2 HIGHLANDS I					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	Yes	1,000	1,000	2108/13	SEC OF HUD	05/25/2010	0	1																									
					2083/177	MARTIN, CAROLYN J	09/21/2009	0	10																									
					1526/391	HARRILL, ROBERT EDWARD	09/05/2003	159,500	YES																									
					1510/440	HARRILL, ROBERT E &/OR	08/06/2003	0	4																									
					812/737			19,500	No																									
Parcel Valuation					Assessment History																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																										
Remove Cap	2011	Land Value	71,513	33,808	11%	3,719	Assessed	26,459	2,445.61																									
Year Frozen	0	Improvements	223,571	206,726		22,740	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00																									
TIF Project ID	0	Total Value	295,084	240,534		26,459	Total Taxable	25,459	2,353.00																									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-660006110	LEES, RONALD D	17	293,686	1000	24,689	2,282.00																											
2024	2024-660006110	LEES, RONALD D	17	294,395	1000	23,940	2,213.00																											
2023	2023-660006110	LEES, RONALD D	17	235,916	1000	23,214	2,126.00																											
2022	2022-660006110	LEES, RONALD D	17	213,714	1000	22,509	2,084.00																											
2021	2021-660006110	LEES, RONALD D	17	211,564	1000	22,247	1,964.00																											
2020	2020-660006110	LEES, RONALD D	17	207,960	1000	21,570	1,975.00																											
2019	2019-660006110	LEES, RONALD D	17	199,209	1000	20,913	1,937.00																											
2018	2018-660006110	LEES, RONALD D	17	207,289	1000	21,512	1,988.00																											
2017	2017-660006110	LEES, RONALD D	17	205,534	1000	20,856	1,915.00																											
2016	2016-660006110	LEES, RONALD D	17	199,861	1000	20,220	1,898.00																											
2015	2015-660006110	LEES, RONALD D	17	194,368	1000	19,602	1,768.00																											
2014	2014-660006110	LEES, RONALD D	17	196,005	1000	19,002	1,762.00																											
2013	2013-660006110	LEES, RONALD D	17	184,479	1000	18,419	1,686.00																											



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 Time 08:14:48
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.3956		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	17,232.00 x 4.15 = 71,513		
Factor Value			
Adjustments	1.0000		
Lot Value	71,513		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,588 / 2,767
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,588
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	703 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1989 / 28

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	336,208 121.51 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	339,180 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	223,571
Lot Value	71,513
Indicated Value	295,084 106.64 Per SqFt
Agland Value	
Site Improvements	
Total Value	295,084 106.64 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	86.15	Total Misc Impr	+	13,964
Roofing Adj	+ 3.02	Garage Cost	+	26,257
Subfloor Adj	+ -1.95	Total RCN	=	343,955
Heat/Cool Adj	+ 14.47	Depreciation (35%)	-	120,384
Plumbing Adj	+ 8.08	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	223,571
Adj Base Cost	= 109.77	Lot Value	+	71,513
Total Area	x 2,767	Indicated Value	=	295,084
Adjusted Cost	= 303,734	Value Per SqFt		106.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14547	336		336	28.36		9,529
PRCH	SLAB PORCH - COVERED	14548	17x9		153	28.99		4,435



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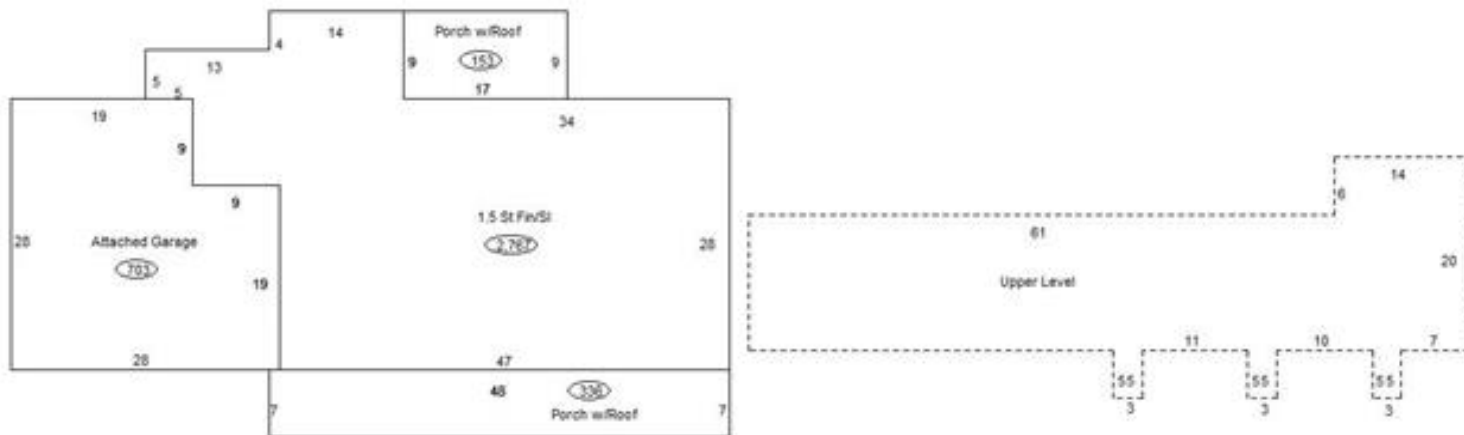
Date 04/17/2026

Time 08:14:48

Page 3

Sketch Image

660006110



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,588	1.742	2,767
2	G	1		13	Attached Garage	703	1.000	703
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	153	1.000	153
5	U	^UL		13	Upper Level	1,179	1.000	1,179
Total Building Area						1,588		2,767