



# 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	660018455																							
Parcel ID	22N16E-20-3-00000-000-0000																							
Cadastral ID	20-22-16-00600																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area 1																						
Tax Area	10 - OOLOGAH RURAL/NW FIRE																							
Name ID	274222																							
LESSLEY, RONALD L & MEREDITH A																								
PO BOX 1023 CLAREMORE OK 74018-1023																								
Parcel Location																								
Situs	11121 E 450 RD																							
Subdivision																								
Lot/Block	/	Parcel Size	58.14 - Acres																					
Sec/Twn/Rng	20 / 22 / 16 / 3																							
Neighborhood	6030 - UNPLATTED																							
School District	S004 - OOLOGAH SCHOOLS																							
Legal Description Lat/Long: 36.36715178 -95.62934680																								
SW SW LESS .50 AC HY LESS 1.09 AC HY 88 & NW SE SW & SW SE SW																								
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>R5 FOR IMPROVEMENTS</td> <td>02/2004</td> <td>10/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount		R5 FOR IMPROVEMENTS	02/2004	10/2005											
Number	Description	Opened	Closed	Amount																				
	R5 FOR IMPROVEMENTS	02/2004	10/2005																					
Exemptions																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>1527/54</td> <td>LESSLEY, SAMUEL B</td> <td>09/25/2003</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	1527/54	LESSLEY, SAMUEL B	09/25/2003	0	4
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	1527/54	LESSLEY, SAMUEL B	09/25/2003	0	4															
Sale History																								
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																
Remove Cap	2004	Land Value	7,674	7,674	11%	844	Assessed	63,466	6,865.85															
Year Frozen	0	Improvements	642,392	569,293		62,622	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00															
TIF Project ID	0	Total Value	650,066	576,967		63,466	Total Taxable	62,466	6,772.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660018455	LESSLEY, RONALD L & MEREDITH A	10	560,163	1000	60,618	6,571.00																	
2024	2024-660018455	LESSLEY, RONALD L & MEREDITH A	10	592,094	1000	64,130	6,731.00																	
2023	2023-660018455	LESSLEY, RONALD L & MEREDITH A	10	733,846	1000	79,439	8,275.00																	
2022	2022-660018455	LESSLEY, RONALD L & MEREDITH A	10	709,966	1000	77,096	7,995.00																	
2021	2021-660018455	LESSLEY, RONALD L & MEREDITH A	10	793,235	1000	83,797	8,749.00																	
2020	2020-660018455	LESSLEY, RONALD L & MEREDITH A	10	786,187	1000	81,327	8,617.00																	
2019	2019-660018455	LESSLEY, RONALD L & MEREDITH A	10	741,460	1000	78,930	8,206.00																	
2018	2018-660018455	LESSLEY, RONALD L & MEREDITH A	10	764,790	1000	76,601	8,239.00																	
2017	2017-660018455	LESSLEY, RONALD L & MEREDITH A	10	756,443	1000	74,341	8,466.00																	
2016	2016-660018455	LESSLEY, RONALD L & MEREDITH A	10	735,123	1000	72,147	7,484.00																	
2015	2015-660018455	LESSLEY, RONALD L & MEREDITH A	10	709,150	1000	70,017	6,872.00																	
2014	2014-660018455	LESSLEY, RONALD L & MEREDITH A	10	701,191	1000	67,948	6,659.00																	
2013	2013-660018455	LESSLEY, RONALD L & MEREDITH A	10	655,168	1000	65,940	6,251.00																	



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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4.5 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	4,034 / 4,916
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	4,034
<b>Fixture/RghIn</b>	20 /
<b>Bed/F/H Bath</b>	4 / 5.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,222 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2004 / 17

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-12\IMG\_00: 12/13/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.09	<b>Total Misc Impr</b>	+ 35,773	<b>Garage Cost</b>	+ 59,157	<b>Total RCN</b>	= 716,558
<b>Roofing Adj</b>	+ 4.76	<b>Depreciation ( 19%)</b>	- 136,146	<b>Lump Sums</b>	+ 0	<b>RCNLD</b>	= 580,412
<b>Subfloor Adj</b>	+ -3.48	<b>Lot Value</b>	+ 580,412	<b>Indicated Value</b>	= 580,412	<b>Value Per SqFt</b>	118.07
<b>Heat/Cool Adj</b>	+ 17.38						
<b>Plumbing Adj</b>	+ 7.70						
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 126.45						
<b>Total Area</b>	x 4,916						
<b>Adjusted Cost</b>	= 621,628						

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	580,412		
<b>Lot Value</b>		580,412	118.07 Per SqFt
<b>Indicated Value</b>	580,412		
<b>Agland Value</b>	7,674		
<b>Site Improvements</b>	61,980		
<b>Total Value</b>	1,230,478	250.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	44869	10x9		90	36.34		3,271
PRCH	SLAB PORCH - COVERED	44870	13x4		52	36.49		1,897
PATO	SLAB PORCH - OPEN	44871	13x12		156	14.53		2,267
PRCH	SLAB PORCH - COVERED	44872	603		603	34.19		20,617



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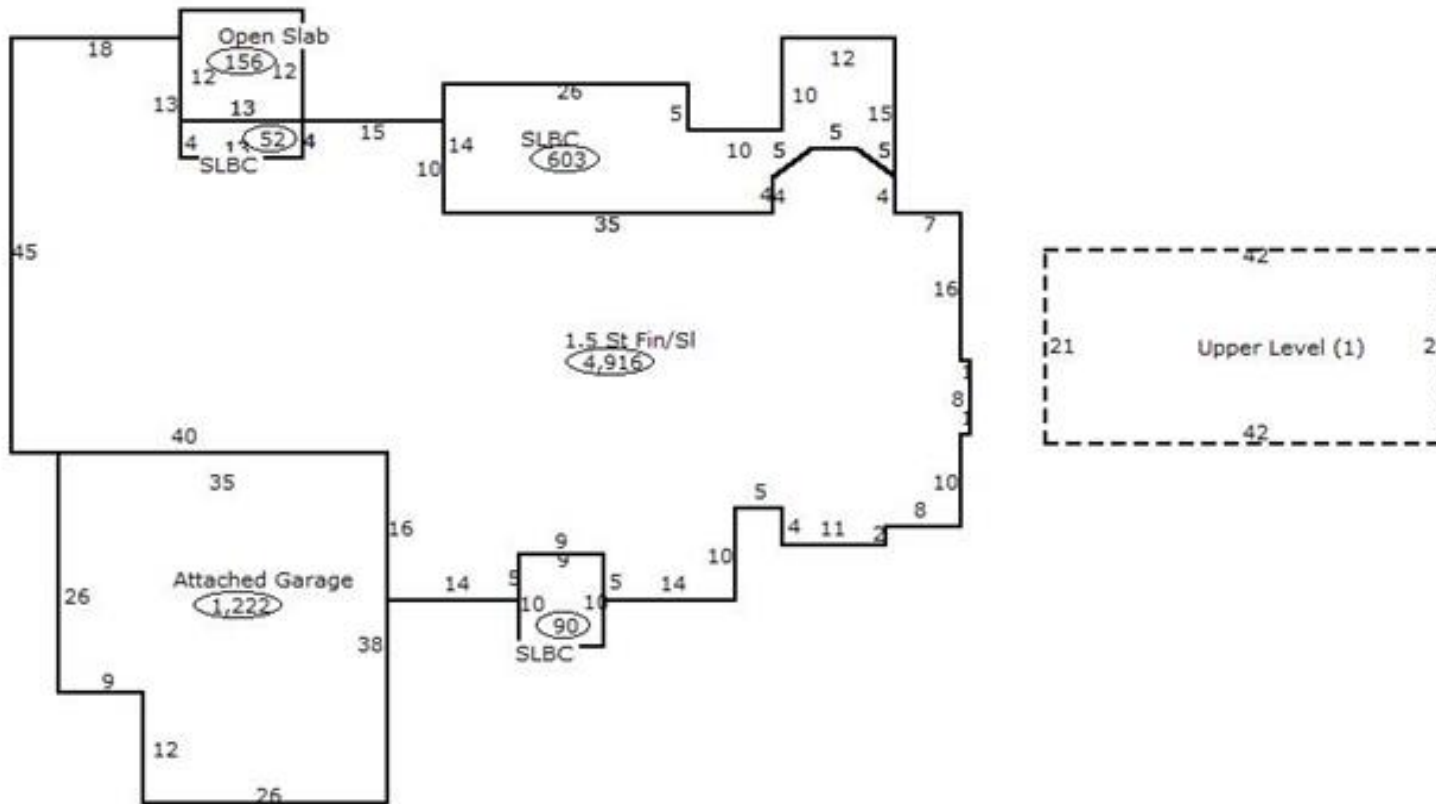
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	4,034	1.219	4,916
2	G	1		20	Attached Garage	1,222	1.000	1,222
3	M	PRCH		20	SLBC	90	1.000	90
4	M	PRCH		20	SLBC	52	1.000	52
5	M	PATO		20	Open Slab	156	1.000	156
6	M	PRCH		20	SLBC	603	1.000	603
7	U	^UL		20	Upper Level (1)	882	1.000	882
<b>Total Building Area</b>						<b>4,034</b>		<b>4,916</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 4	Cond 3	Year 2004	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.99 x 2,000)		61,980	61,980			61,980



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			29.859	122	122	3,655	3,655
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			9.133	187	187	1,710	1,710
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			19.148	121	121	2,309	2,309
<b>TMBR Totals</b>						58.140			7,674	7,674
<b>Total Agland</b>						58.140			7,674	7,674