



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 660020945 Parcel ID 21N15E-25-4-00000-000-0000 Cadastral ID 25-21-15-00600 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 120134 LEE, STEPHEN R 8372 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09815 E 520 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 25 / 21 / 15 / 4 Neighborhood 5001 - TASC 2016 School District S008 - VERDIGRIS SCHOOLS															
Legal Description Lat/Long: 36.26498505 -95.65423716															
SE SE SE & SW SE SE LYING N OF RY					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>R20</td> <td>R21- CELL TOWER</td> <td>03/2019</td> <td>08/2020</td> <td></td> </tr> <tr> <td>2168</td> <td>R6 FOR NEW OFFICE</td> <td>04/2005</td> <td>01/2006</td> <td>15,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R20	R21- CELL TOWER	03/2019	08/2020	
Number	Description	Opened	Closed	Amount											
R20	R21- CELL TOWER	03/2019	08/2020												
2168	R6 FOR NEW OFFICE	04/2005	01/2006	15,000											
Exemptions					Sale History										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						
Parcel Valuation															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax							
Remove Cap	0	Land Value	166,188	125,037	11%	13,754	Assessed	21,587	2,247.89						
Year Frozen	0	Improvements	149,252	71,205		7,833	Penalty	0							
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00						
TIF Project ID	0	Total Value	315,440	196,242		21,587	Total Taxable	21,587	2,248.00						
Assessment History															
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax								
2025	2025-660020945	LEE, STEPHEN R	80	336,329	0	20,559	2,141.00								
2024	2024-660020945	LEE, STEPHEN R	80	238,076	0	19,579	1,877.00								
2023	2023-660020945	LEE, STEPHEN R	80	300,956	0	18,647	1,760.00								
2022	2022-660020945	LEE, STEPHEN R	80	304,535	0	17,759	1,707.00								
2021	2021-660020945	LEE, STEPHEN R	80	289,044	0	16,914	1,583.00								
2020	2020-660020945	LEE, STEPHEN R	80	289,044	0	16,109	1,511.00								
2019	2019-660020945	LEE, STEPHEN R	80	289,044	0	15,341	1,461.00								
2018	2018-660020945	LEE, STEPHEN R	80	267,958	0	14,611	1,393.00								
2017	2017-660020945	LEE, STEPHEN R	80	267,958	0	13,915	1,329.00								
2016	2016-660020945	LEE, STEPHEN R	80	267,958	0	13,253	1,271.00								
2015	2015-660020945	LEE, STEPHEN R	80	236,101	0	12,622	1,219.00								
2014	2014-660020945	LEE, STEPHEN R	80	236,101	0	12,021	1,099.00								
2013	2013-660020945	LEE, STEPHEN R	80	167,985	0	11,448	1,084.00								



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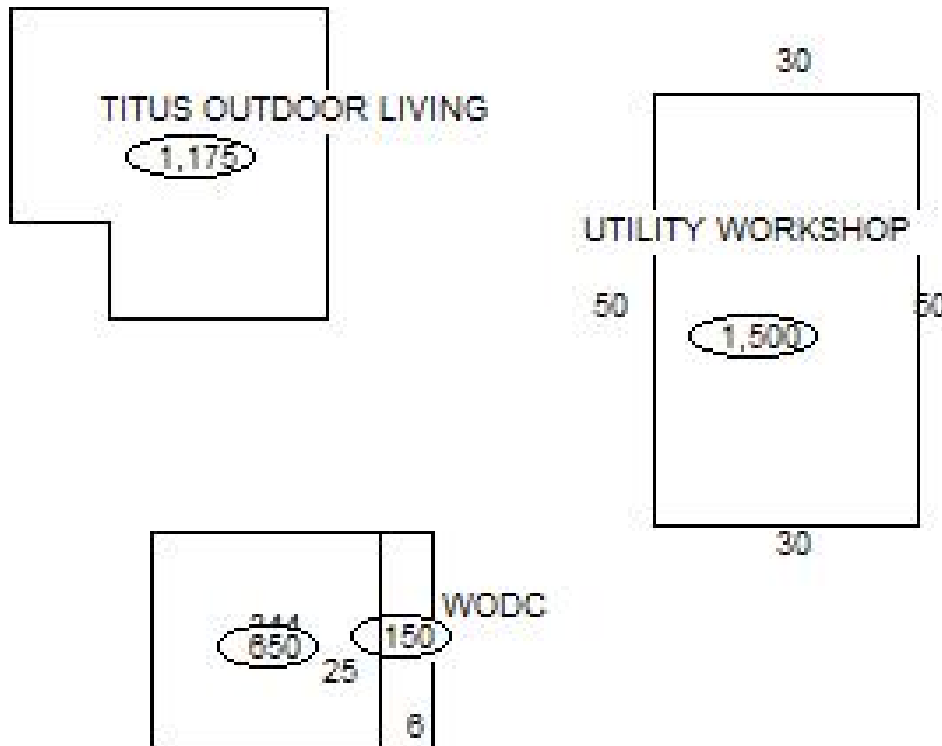
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	10		
Non-Ag Acres	9.061		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	394,679.00 x .42 = 166,188		
Factor Value	0		
Adjustments			
Lot Value	166,188		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	998445
Total Building Area	3,325	Image Date	5/13/2022
Total Base Value	325,555	Name	IMG_0001.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	325,555		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	138,630		
Economic Depreciation			
RCNLD (All Sources)	138,630		
Depreciated Improvements			
Outbuilding Value	10,622		
Total Improvement Value	149,252		
Land Value	166,188		
Cost Approach Value	315,440	94.87/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	10,622
Miscellaneous Income		Land Value	166,188
Effective Gross Income (EGI)		Total Appraised Value	315,440
Total Expenses			94.87/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Sketch Image

660020945



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		40	TITUS OUTDOOR LIVING	1,175	1.000	1,175
2	C	344		40	344	650	1.000	650
3	C	471		40	UTILITY WORKSHOP	1,500	1.000	1,500
4	O	WODC		40	WODC	150	1.000	150
Total Building Area						3,325		3,325



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Account 660020945
Parcel ID 21N15E-25-4-00000-000-0000
Cadastral ID 25-21-15-00600

Tax Area Code 80
Property Class UC
Owners Name LEE, STEPHEN R

Building Data

Building ID 3019
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,175
Average Perimeter 144
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1985
Effective Age 27
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 96 - Stud Walls-Wood Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 20945TITUS.JPG
Image Date 12/13/2013
Image Name 20945TITUS.JPG
Description

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 57.83
Wall Cost 46.10
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 115.85
Total Area 1,175
Base RCN 136,124
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 136,124
Physical Depreciation 49%
Functional Depreciation
Total Depreciation 49% (66,701)
Total RCNLD 69,423
Lump Sums
Total Building Value 69,423 \$ 59.08 Per SqFt



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Account 660020945
Parcel ID 21N15E-25-4-00000-000-0000
Cadastral ID 25-21-15-00600

Tax Area Code 80
Property Class UC
Owners Name LEE, STEPHEN R

Building Data

Building ID 3020
Building Sequence 2
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 650
Average Perimeter 102
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1985
Effective Age 27
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 96 - Stud Walls-Wood Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 20945OFFICE.JPG
Image Date 12/13/2013
Image Name 20945OFFICE.JPG
Description

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 96.41
Wall Cost 59.03
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 155.44
Total Area 650
Base RCN 101,036
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 101,036
Physical Depreciation 49%
Functional Depreciation
Total Depreciation 49% (49,508)
Total RCNLD 51,528
Lump Sums
Total Building Value 51,528 \$ 79.27 Per SqFt



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Account 660020945
Parcel ID 21N15E-25-4-00000-000-0000
Cadastral ID 25-21-15-00600

Tax Area Code 80
Property Class UC
Owners Name LEE, STEPHEN R

Building Data

Building ID 3021
Building Sequence 3
Occupancy 1 471 Lt. Commercial Utility Build. 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 1985
Effective Age 35
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 20945NEWUTILITY.JPG
Image Date 12/13/2013
Image Name 20945NEWUTILITY.JPG
Description

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 30.65
Wall Cost 28.28
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 58.93
Total Area 1,500
Base RCN 88,395
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 88,395
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (70,716)
Total RCNLD 17,679
Lump Sums
Total Building Value 17,679 \$ 11.79 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODC	Wood Deck - Covered	25x6x0			150
	Qual 0	Cond 0	Year 0	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (42.98 x 150)			6,447	6,447
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 2	Year	Eff Age	2026	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 192)			899	674
	GF	GAZEBO FAIR	0x0x0			1
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x 1)			2,950	1,475
	CP	Carport Dirt	15x30x0			450
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 450)			1,575	315
	LF	LOAFING SHED	12x20x0			240
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 240)			1,022	256
Total Site Improvement Value						10,622