



# 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	660093767								
Parcel ID	22N16E-19-3-00000-000-0000								
Cadastral ID	19-22-16-01410								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	305579								
LELAND, KENNY & KARLA									
10255 E 450 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	10255 E 450 RD								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	19 / 22 / 16 / 3								
Neighborhood	6030 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.36559831 -95.64481198									
TR IN SE SW DESC AS: BEG SE/C W2 E2 W2 SE SW;S89-54-47W ALG S/L 208.71'; N00-09-18E 208.71'; N89-54-47E 208.71'; S00-09-18W 208 71' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2012 06 23	R13-NEW 900 SQ FT 30X30 POLE BAR	06/2012	09/2012	11,000					
R2012 0314	R13-NEW 1500 SQ FT SFR	03/2012	09/2012	110,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2187/41	WELLS, RICHARD S & CONNIE~J	08/08/2011	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	44,433	17,328	11%	1,906	Assessed	3,650	
Year Frozen	0	Improvements	167,916	15,858		1,744	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	212,349	33,186		3,650	Total Taxable	2,650	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093767	LELAND, KENNY & KARLA	10	204,364	1000	2,545	290.00		
2024	2024-660093767	LELAND, KENNY & KARLA	10	213,224	1000	2,441	269.00		
2023	2023-660093767	LELAND, KENNY & KARLA	10	131,217	1000	2,341	258.00		
2022	2022-660093767	LELAND, KENNY & KARLA	10	132,293	1000	2,244	246.00		
2021	2021-660093767	LELAND, KENNY & KARLA	10	118,385	1000	2,149	238.00		
2020	2020-660093767	LELAND, KENNY & KARLA	10	115,620	1000	2,057	232.00		
2019	2019-660093767	LELAND, KENNY & KARLA	10	106,650	1000	1,969	219.00		
2018	2018-660093767	LELAND, KENNY & KARLA	10	110,150	1000	1,882	216.00		
2017	2017-660093767	LELAND, KENNY & KARLA	10	109,298	1000	1,798	218.00		
2016	2016-660093767	LELAND, KENNY & KARLA	10	106,763	1000	1,717	192.00		
2015	2015-660093767	LELAND, KENNY & KARLA	10	104,432	1000	1,638	173.00		
2014	2014-660093767	LELAND, KENNY & KARLA	10	23,281	1000	1,561	164.00		
2013	2013-660093767	LELAND, KENNY & KARLA	10	100,733	1000	8,347	801.00		



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	43,564.00 x 1.02 = 44,433	
Factor Value		
Adjustments	1.0000	
Lot Value	44,433	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 11



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-07\IMG\_001 12/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,464	107.64	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	84.32	Total Misc Impr	+	8,483			
Roofing Adj	+ 4.44	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	169,718			
Heat/Cool Adj	+ 10.30	Depreciation ( 14%)	-	23,761			
Plumbing Adj	+ 8.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	145,957			
Adj Base Cost	= 107.49	Lot Value	+	44,433			
Total Area	x 1,500	Indicated Value	=	190,390			
Adjusted Cost	= 161,235	Value Per SqFt		126.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,957		
Lot Value	44,433		
Indicated Value	190,390	126.93	Per SqFt
Agland Value			
Site Improvements	21,959		
Total Value	212,349	141.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115807	30x9		270	20.45		5,522
PATO	SLAB PORCH - OPEN	115808	24x16		384	7.71		2,961



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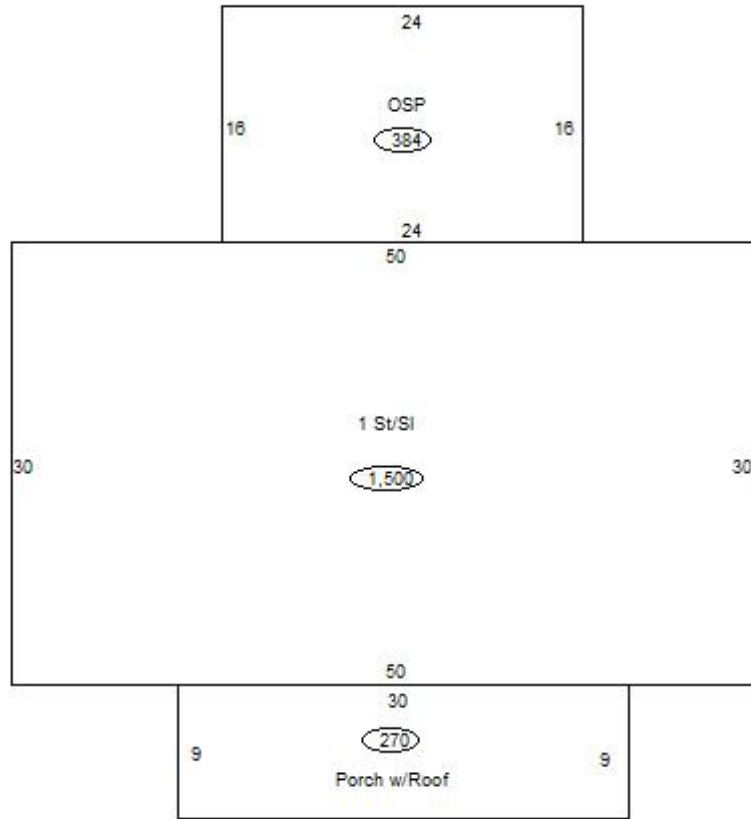
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,500	1.000	1,500
2	M	PRCH		13	SLBC	270	1.000	270
3	M	PATO		13	Open Slab	384	1.000	384
<b>Total Building Area</b>						1,500		1,500



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x0			900	
	Qual	2	Cond 3	Year	Eff Age	11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 900)		28,152		28,152	6,193	21,959
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x )						