



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:11
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Assessment Data				Primary Image						
Account	660104356									
Parcel ID	00000-0-0-0000416-001-0016									
Cadastral ID	30-21-16-13660									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE									
Name ID	334561									
DANIEL, DAN										
10197 E LEE LN CLAREMORE OK 74019-0000										
Parcel Location										
Situs	10197 E LEE LN									
Subdivision	KING RIDGE IV									
Lot/Block	0016 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5									
Neighborhood	1109 - R-V03-SW VERDIGRIS									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.27014640 -95.64899523				Building Permits						
LOT 16 BLOCK 1 KING RIDGE IV				Number	Description	Opened	Closed	Amount		
				R21 09	R22- NEW 1480 SQ FT SFR	01/2021	05/2021	100,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA/	05/20/2021	180,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2022		Land Value	48,577	44,771	11%	4,925	Assessed	22,921	2,502.33
Year Frozen			Improvements	193,608	163,601		17,996	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	242,185	208,372		22,921	Total Taxable	22,921	2,502.00
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660104356	DANIEL, DAN	85	236,214	0	21,829	2,383.00			
2024	2024-660104356	DANIEL, DAN	85	241,940	0	20,790	2,135.00			
2023	2023-660104356	DANIEL, DAN	85	180,000	0	19,800	2,018.00			
2022	2022-660104356	DANIEL, DAN	85	180,000	0	19,800	2,037.00			
2021	2021-660104356	DANIEL, DAN	85	5,354	0	589	58.00			



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.3139	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	13,673.00 x 4.44 = 60,721	
Factor Value		
Adjustments	0.8000	
Lot Value	48,577	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,481 / 1,481
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,481
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 3.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,881	143.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	191,190		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.04	Total Misc Impr	+	2,804	
Roofing Adj	+ 4.53	Garage Cost	+	14,664	
Subfloor Adj	+ -1.17	Total RCN	=	201,675	
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	8,067	
Plumbing Adj	+ 9.51	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	193,608	
Adj Base Cost	= 124.38	Lot Value	+	48,577	
Total Area	x 1,481	Indicated Value	=	242,185	
Adjusted Cost	= 184,207	Value Per SqFt		163.53	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,608		
Lot Value	48,577		
Indicated Value	242,185	163.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,185	163.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150341	12x7		84	24.00		2,016
PRCH	Slab Porch - Covered	150342	5x4		20	24.21		484
PATO	Slab Porch - Open	150343	7x4		28	10.86		304



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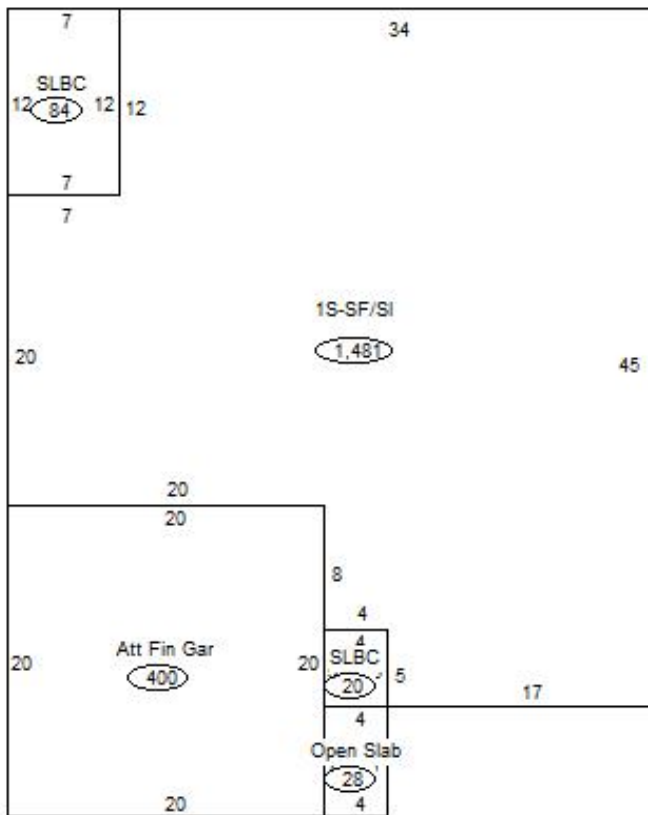
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Sketch Image

660104356



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,481	1.000	1,481
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	20	1.000	20
5	M	PATO		13	Open Slab	28	1.000	28
Total Building Area						1,481		1,481