



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:57:18
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Assessment Data					Primary Image				
Account	660107273								
Parcel ID	000000-0003-004-0-000-00								
Cadastral ID	20-21-16-13230								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	343268								
MANOR, LEXEE LEEANN & ZACHARY THOMAS BAILEY									
1109 W ABILENE RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01109 W ABILENE RD								
Subdivision	RED PLAINS PHASE II								
Lot/Block	0004 / 0008	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28529655 -95.62239628									
Building Permits									
LOT 4 BLOCK 8 RED PLAINS PHASE II									
Number	Description	Opened	Closed	Amount					
R23 23-83	R24 NEW SFR 1446 SQ FT	06/2023	02/2024	154,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RAUSCH COLEMAN HOMES OF TULSA	12/11/2023	226,000	YES					
/	TULSA L DEV LLC	09/15/2022	0	WB					

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2024	Land Value	44,294	44,294	11%	4,872	Assessed	25,839	2,388.30
Year Frozen		Improvements	191,804	190,611		20,967	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	236,098	234,905		25,839	Total Taxable	24,839	2,296.00

Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107273	MANOR, LEXEE LEEANN &			17	228,064	1000	24,087	2,226.00
2024	2024-660107273	MANOR, LEXEE LEEANN &			17	226,001	1000	23,860	2,205.00
2023	2023-660107273	RAUSCH COLEMAN HOMES OF TULSA LLC			17	2,102	0	231	21.00



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1778		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,747.00 x 5.72 = 44,294		
Factor Value			
Adjustments	1.0000		
Lot Value	44,294		



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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	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	410 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	191,804		
Lot Value	44,294		
Indicated Value	236,098	163.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,098	163.96	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.80	Total Misc Impr	+ 3,851
Roofing Adj	+ 4.56	Garage Cost	+ 14,920
Subfloor Adj	+ -1.19	Total RCN	= 195,718
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,914
Plumbing Adj	+ 7.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,804
Adj Base Cost	= 122.88	Lot Value	+ 44,294
Total Area	x 1,440	Indicated Value	= 236,098
Adjusted Cost	= 176,947	Value Per SqFt	163.96

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159396	7x5		35	24.16		846
PRCH	Slab Porch - Covered	159397	14x9		126	23.85		3,005



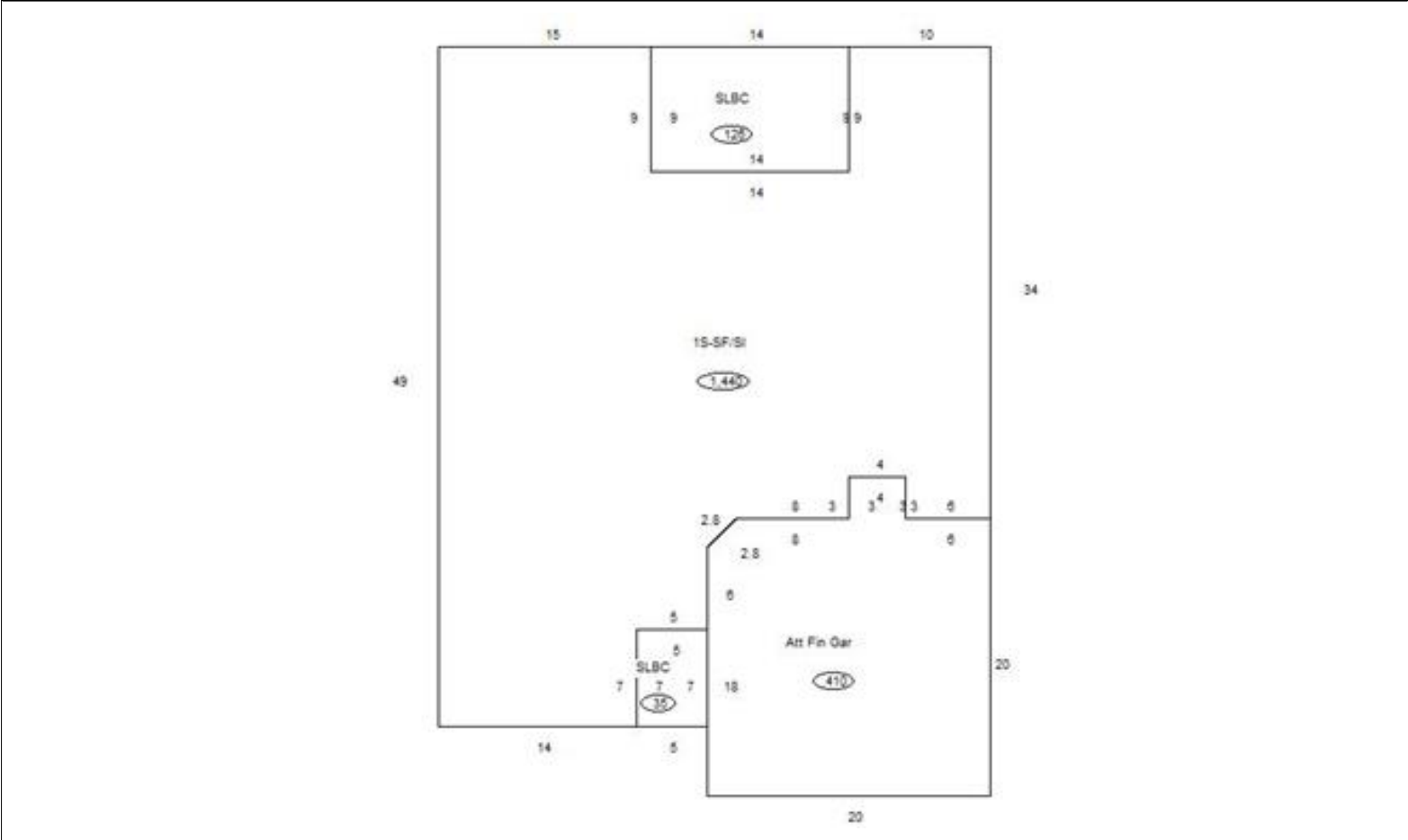
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,440	1.000	1,440
2	G	5		10	Att Fin Gar	410	1.000	410
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	126	1.000	126
Total Building Area						1,440		1,440