



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:59:33
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Assessment Data					Primary Image				
Account	660107408								
Parcel ID	21N15E-01-1-00000-001-0000								
Cadastral ID	01-21-15-01532								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	339784								
LEHMAN, WILLIAM PARKER & SARA SUZANNE									
9895 E 473 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	09895 E 473 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.57 - Acres						
Sec/Twn/Rng	1 / 21 / 15 / 1								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description	Lat/Long: 36.33227481 -95.65260288				 \\tsclient\T\ROB STUFF\2023-12-14\IMG_0001.JPG 12/14/2023				
TR DESC 2022-016105 AS COMM NE/C NE; S00.1611E 1319.74'; S88 4408W 452.50' TO POB; S01.1611E 329.28'; S88.4835W 207.50'; N01 1611W 329.02'; N89.4408E 207.50' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
					S22	S23 SPLIT	10/2022	12/2023	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	LEHMAN, DAVID W &	09/27/2022	27,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	2023	Land Value	64,093	30,050	11%	3,306	Assessed	48,184	5,128.78
Year Frozen		Improvements	512,059	407,978		44,878	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	576,152	438,028		48,184	Total Taxable	47,184	5,036.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107408	LEHMAN, WILLIAM PARKER & SARA SUZANNE	8	517,521	1000	45,779	4,886.00		
2024	2024-660107408	LEHMAN, WILLIAM PARKER & SARA SUZANNE	8	64,093	0	3,176	339.00		
2023	2023-660107408	LEHMAN, WILLIAM PARKER & SARA SUZANNE	8	27,500	0	3,025	319.00		
2022	2022-660107408	LEHMAN, WILLIAM PARKER & SARA SUZANNE	8	28,058	0	3,086	328.00		



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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.5356		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	66,892.00 x .96 = 64,093		
Factor Value			
Adjustments	1.0000		
Lot Value	64,093		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,589 / 4,343
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,589
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	644 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	87.51	Total Misc Impr	+ 19,081
Roofing Adj	+ 3.06	Garage Cost	+ 30,519
Subfloor Adj	+ -2.00	Total RCN	= 522,509
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 10,450
Plumbing Adj	+ 5.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 512,059
Adj Base Cost	= 108.89	Lot Value	+ 64,093
Total Area	x 4,343	Indicated Value	= 576,152
Adjusted Cost	= 472,909	Value Per SqFt	132.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	512,059		
Lot Value	64,093		
Indicated Value	576,152	132.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	576,152	132.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	UG- IN MASTERBDRM	0		1 2023	1	0.00		
FPR1	Fireplace - Residential 1 Story	0		1 2023	1	6,429.63		6,430
PRCH	Porch	159182	452		452	27.99		12,651

