



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	660000233								
Parcel ID	000000-00-0-00738-001-0012								
Cadastral ID	01-20-15-04900								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	318753								
LEACH, JESSE C									
9165 E HOLLIDAY DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09165 E HOLLIDAY DR								
Subdivision	SHEPHERD VALLEY								
Lot/Block	0012 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1117 - R-V04-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24742657 -95.66893129									
Building Permits									
LOT 12 BLOCK 1 SHEPHERD VALLEY									
Number	Description	Opened	Closed	Amount					
5153	NEW HOME	08/1998	02/1999						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LEACH, JESSE C & PENNY	08/21/2019	0	4					
2560/563	MCDOULETT, EARL J JR	06/30/2016	128,000	YES					
1556/827	DILLARD, KEITH A & AMY K	01/13/2004	92,000	YES					
1345/737	THROWER, MARK A & DANA K	12/27/2001	92,000	YES					
1149/314	FREEMAN, LYNN B INC	12/28/1998	81,000	YES					
1126/58	VERDIGRIS VALLEY-CONSTRUCTION	08/12/1998	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2017	Land Value	32,382	24,443	11%	Assessed	20,230	2,106.59	
Year Frozen	0	Improvements	177,517	159,459		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-88.00	
TIF Project ID	0	Total Value	209,899	183,902		Total Taxable	19,230	2,019.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000233	LEACH, JESSE C	80	194,064	1000	18,640	1,958.00		
2024	2024-660000233	LEACH, JESSE C	80	209,050	0	19,068	1,827.00		
2023	2023-660000233	LEACH, JESSE C	80	165,092	0	18,160	1,714.00		
2022	2022-660000233	LEACH, JESSE C	80	168,761	0	17,272	1,660.00		
2021	2021-660000233	LEACH, JESSE C	80	141,944	0	15,614	1,461.00		
2020	2020-660000233	LEACH, JESSE C	80	136,062	0	14,919	1,399.00		
2019	2019-660000233	LEACH, JESSE C	80	129,172	0	14,209	1,353.00		
2018	2018-660000233	LEACH, JESSE C & PENNY	80	132,943	0	14,624	1,394.00		
2017	2017-660000233	LEACH, JESSE C & PENNY	80	131,798	0	14,498	1,385.00		
2016	2016-660000233	LEACH, JESSE C & PENNY	80	114,015	1000	11,542	1,116.00		
2015	2015-660000233	MCDOULETT, EARL J JR	80	111,399	1000	11,254	1,097.00		
2014	2014-660000233	MCDOULETT, EARL J JR	80	119,454	1000	11,403	1,053.00		
2013	2013-660000233	MCDOULETT, EARL J JR	80	112,565	1000	11,042	1,056.00		



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4373 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 19,048.00 x 1.70 = 32,382 Factor Value Adjustments 1.0000 Lot Value 32,382		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,394 / 1,394
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,394
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 204,636 146.80 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 189,930 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.07	Total Misc Impr	+ 11,282	Roofing Adj	+ 5.08	Garage Cost	+ 17,606
Subfloor Adj	+ -2.43	Total RCN	= 217,761	Heat/Cool Adj	+ 12.64	Depreciation (27%)	- 58,795
Plumbing Adj	+ 11.13	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 158,966
Adj Base Cost	= 135.49	Lot Value	+ 32,382	Total Area	x 1,394	Indicated Value	= 191,348
		Value Per SqFt	137.27	Adjusted Cost	= 188,873		

Value Reconciliation
Selected Approach Cost Approach Improvements 158,966 Lot Value 32,382 Indicated Value 191,348 137.27 Per SqFt Agland Value Site Improvements 18,551 Total Value 209,899 150.57 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	723		98	98	26.62		2,609
PATC	Patio - Covered	724	16x10		160	19.11		3,058



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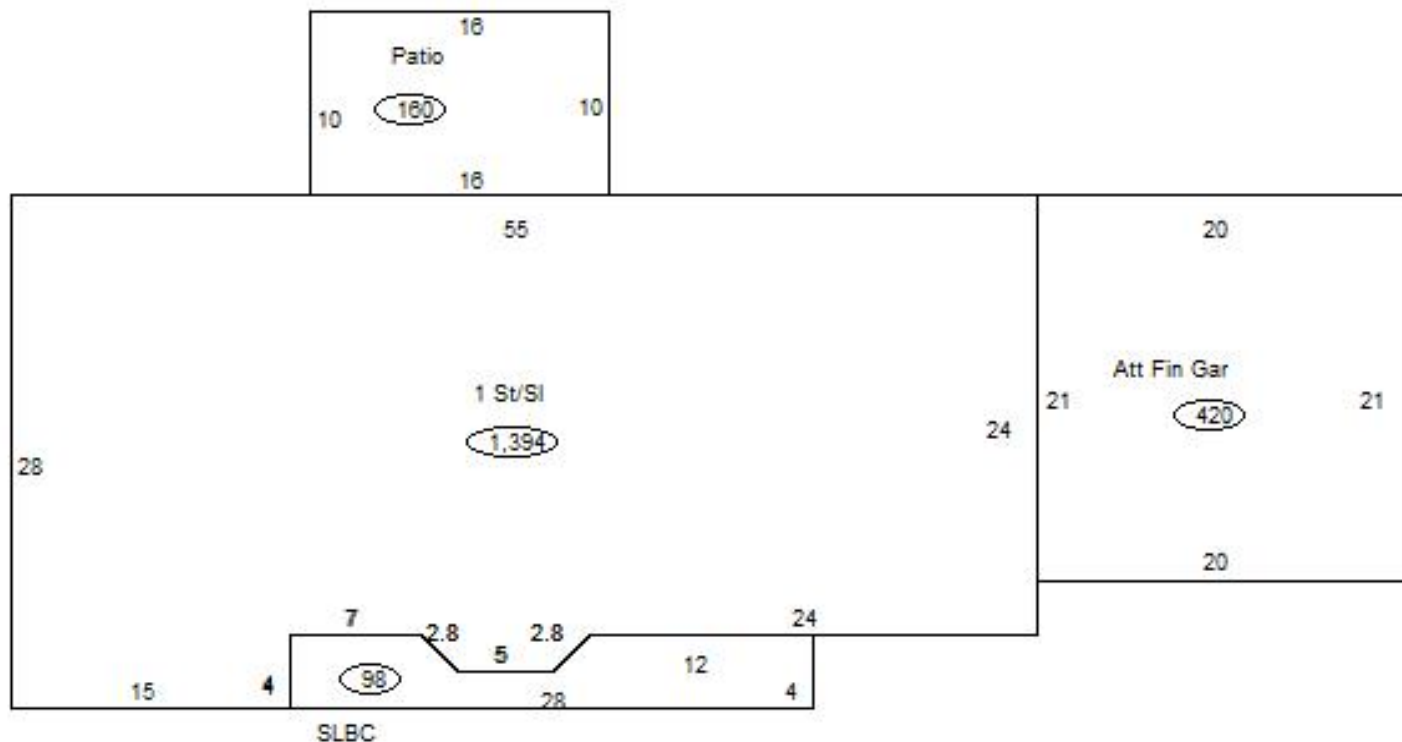
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Sketch Image

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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/Sl	1,394	1.000	1,394
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PATC		13	Patio	160	1.000	160
Total Building Area						1,394		1,394



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	14x40x8	Concrete	Formed Metal	560
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (31.86 x 560)		17,842	17,842	892	16,950
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 3.5	Year 2000	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	
	Base Cost (18.95 x 192)		3,638	3,638	2,037	1,601