



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660000764 <b>Parcel ID</b> 000000-00-0-00453-003-0013 <b>Cadastral ID</b> 01-22-15-02510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 278917 REEDER, TANDY  13111 S HICKORY ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13111 S HICKORY ST <b>Subdivision</b> LITTLE PONDEROSA EXT <b>Lot/Block</b> 0013 / 0003 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (341)\IMG_0001.JPG 4/12/2024</p>														
<b>Legal Description</b> Lat/Long: 36.41844300 -95.65375828																			
LOTS 12 & 13 BLOCK 3 LITTLE PONDEROSA EXT.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1356/1	REYNOLDS, PAULETTE &	02/15/2002	75,000	YES										
					1151/292	COLLINS, CLARENCE E &	12/31/1998	68,500	Yes										
					1063/632	JOHNSON, RHONDA S	04/30/1997	60,000	Yes										
					851/876			41,500	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.332	<b>Current Tax</b>										
Remove Cap	2003		Land Value 94,935	46,491	11%	5,114	Assessed	9,970	1,020.25										
Year Frozen	0		Improvements 44,147	44,147		4,856	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 139,082	90,638		9,970	Total Taxable	8,970	932.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660000764	REEDER, TANDY			11	138,275	1000	8,679	903.00										
2024	2024-660000764	REEDER, TANDY			11	92,713	1000	8,398	877.00										
2023	2023-660000764	REEDER, TANDY & DAKIE			11	82,948	1000	8,124	865.00										
2022	2022-660000764	REEDER, TANDY & DAKIE			11	81,142	1000	7,926	850.00										
2021	2021-660000764	REEDER, TANDY & DAKIE			11	80,837	1000	7,892	817.00										
2020	2020-660000764	REEDER, TANDY & DAKIE			11	81,904	1000	8,009	856.00										
2019	2019-660000764	REEDER, TANDY & DAKIE			11	81,456	1000	7,960	839.00										
2018	2018-660000764	REEDER, TANDY & DAKIE			11	86,399	1000	8,504	905.00										
2017	2017-660000764	REEDER, TANDY & DAKIE			11	85,738	1000	8,431	876.00										
2016	2016-660000764	REEDER, TANDY & DAKIE			11	83,731	1000	8,210	860.00										
2015	2015-660000764	REEDER, TANDY & DAKIE			11	85,209	1000	8,218	867.00										
2014	2014-660000764	REEDER, TANDY & DAKIE			11	87,852	1000	7,949	838.00										
2013	2013-660000764	REEDER, TANDY & DAKIE			11	85,835	1000	7,689	798.00										




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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9900 <b>Non-Ag Acres</b> 0.6919 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 30,138.00 x 3.15 = 94,935 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 94,935		 <p style="text-align: right; color: orange;">04/12/2024</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (341)\IMG_0001.JPG 4/12/2024</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,285 / 1,285
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 52

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.87	<b>Total Misc Impr</b>	+ 7,811				
<b>Roofing Adj</b>	+ 4.83	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.33	<b>Total RCN</b>	= 157,668				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 72%)</b>	- 113,521				
<b>Plumbing Adj</b>	+ 7.29	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 44,147				
<b>Adj Base Cost</b>	= 116.62	<b>Lot Value</b>	+ 94,935				
<b>Total Area</b>	x 1,285	<b>Indicated Value</b>	= 139,082				
<b>Adjusted Cost</b>	= 149,857	<b>Value Per SqFt</b>	108.24				

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	84,272	65.58	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	70,580		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	44,147		
<b>Lot Value</b>	94,935		
<b>Indicated Value</b>	139,082	108.24	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	139,082	108.24	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	2276	23x5		115	20.93	2,407
PRCH	SLAB PORCH - COVERED	2277	22x12		264	20.47	5,404



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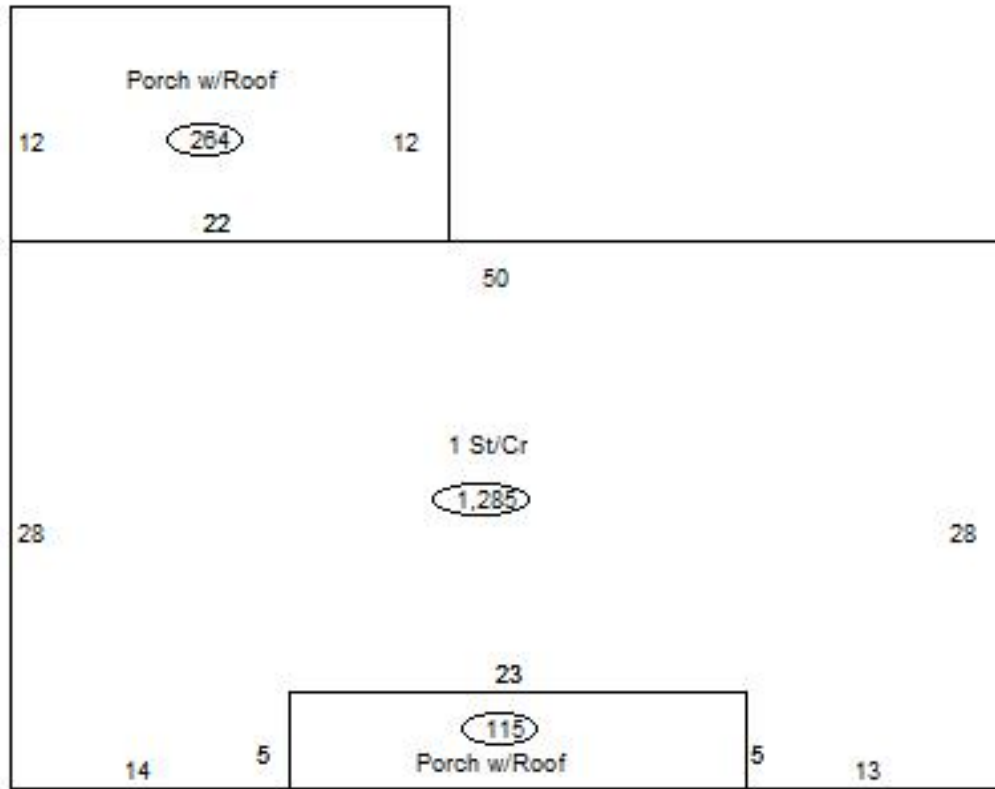
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### Sketch Image

660000764



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,285	1.000	1,285
2	M	PRCH		13	SLBC	115	1.000	115
3	M	PRCH		13	SLBC	264	1.000	264
<b>Total Building Area</b>						1,285		1,285