



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:55
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Assessment Data					Primary Image									
Account	660000778													
Parcel ID	000000-00-0-00453-005-0006													
Cadastral ID	01-22-15-02650													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	195144													
REEDER, PATTY S														
9955 E OAK ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	09955 E OAK ST													
Subdivision	LITTLE PONDEROSA EXT													
Lot/Block	0006 / 0005	Parcel Size 1 - Lots												
Sec/Twn/Rng	1 / 22 / 15 / 5													
Neighborhood	1085 - R-V04-NW SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.41687925 -95.65118097														
LOT 6 BLOCK 5 LITTLE PONDEROSA EXT.														
Building Permits														
<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										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax						
Remove Cap	0	Land Value	43,728	17,131	11%	1,884	Assessed	5,820	595.57					
Year Frozen	2007	Improvements	92,157	35,784		3,936	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	135,885	52,915		5,820	Total Taxable	5,820	596.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000778	REEDER, PATTY S	11	135,071	1000	4,544	479.00							
2024	2024-660000778	REEDER, PATTY S	11	141,590	1000	4,544	481.00							
2023	2023-660000778	REEDER, PATTY S	11	109,053	1000	4,544	491.00							
2022	2022-660000778	REEDER, PATTY S	11	105,802	1000	4,544	493.00							
2021	2021-660000778	REEDER, PATTY S	11	112,734	1000	4,544	476.00							
2020	2020-660000778	REEDER, PATTY S	11	112,205	1000	4,543	492.00							
2019	2019-660000778	REEDER, PATTY S	11	107,021	1000	4,544	485.00							
2018	2018-660000778	REEDER, PATTY S	11	111,692	1000	4,543	490.00							
2017	2017-660000778	REEDER, PATTY S	11	110,718	1000	4,543	479.00							
2016	2016-660000778	REEDER, PATTY S	11	107,807	1000	4,543	482.00							
2015	2015-660000778	REEDER, PATTY S	11	107,375	1000	4,543	484.00							
2014	2014-660000778	REEDER, PATTY S	11	108,268	1000	4,544	484.00							
2013	2013-660000778	REEDER, PATTY S	11	102,036	1000	4,544	476.00							



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4950	
Non-Ag Acres	0.3187	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,882.00 x 3.15 = 43,728	
Factor Value		
Adjustments	1.0000	
Lot Value	43,728	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,434 / 1,434
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	350 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	131,920 91.99 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	113,700 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.13	Total Misc Impr	+ 8,418				
Roofing Adj	+ 4.39	Garage Cost	+ 10,609				
Subfloor Adj	+ 1.17	Total RCN	= 200,342				
Heat/Cool Adj	+ 11.47	Depreciation (54%)	- 108,185				
Plumbing Adj	+ 7.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 92,157				
Adj Base Cost	= 126.44	Lot Value	+ 43,728				
Total Area	x 1,434	Indicated Value	= 135,885				
Adjusted Cost	= 181,315	Value Per SqFt	94.76				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	92,157
Lot Value	43,728
Indicated Value	135,885 94.76 Per SqFt
Agland Value	
Site Improvements	
Total Value	135,885 94.76 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2314		7x6	42	24.14		1,014
PATO	SLAB PORCH - OPEN	2315		18x14	252	9.16		2,308



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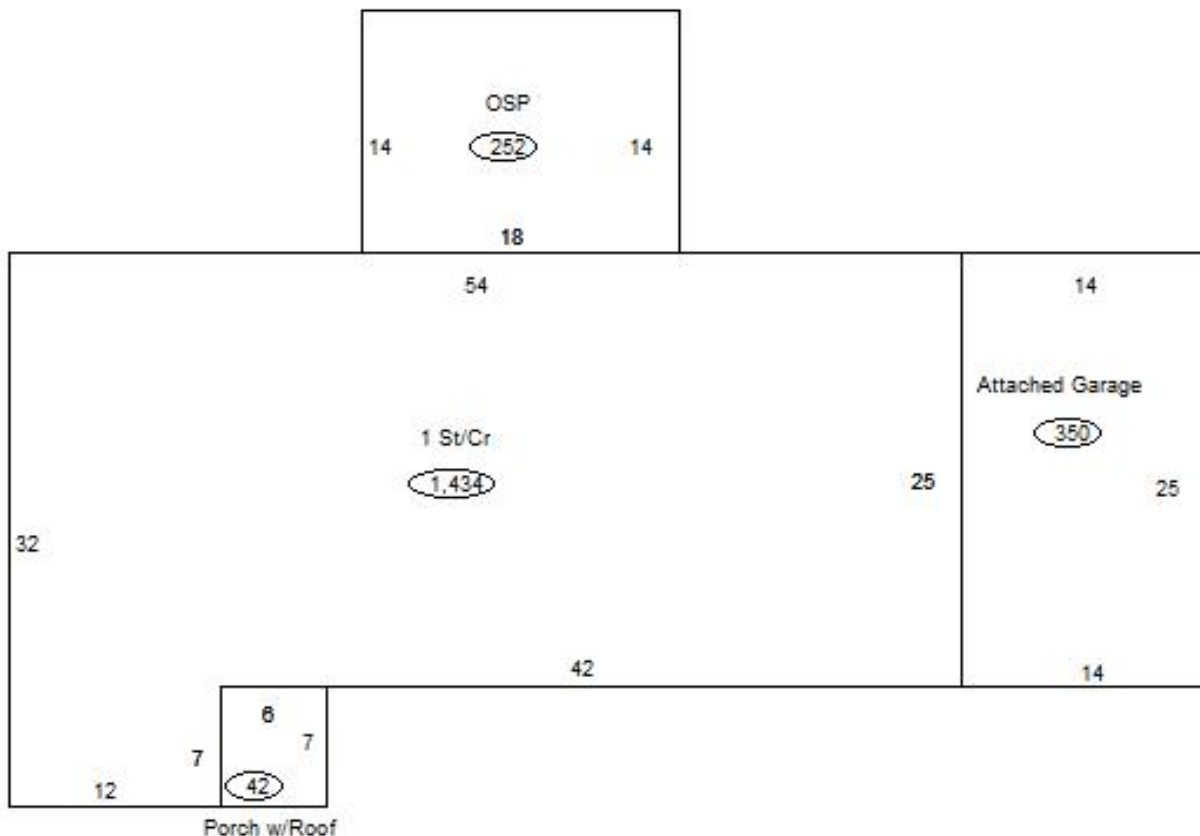
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,434	1.000	1,434
2	G	1		13	Attached Garage	350	1.000	350
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	252	1.000	252
Total Building Area						1,434		1,434